

MEMORANDUM

JUNE 12, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: EDITH M. NETTER, ASSISTANT DIRECTOR FOR LAND USE
AND ENVIRONMENTAL POLICY
LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS: June 3, 10 and 12

Recommendations on forty five zoning petitions have been prepared by Authority staff for transmittal to the Board of Appeal.

<u>Categories</u>	<u>Recommendations</u>			
	<u>Approval</u>	<u>Denial</u>	<u>Denial w/o Prejudice</u>	<u>Deferral</u>
Residential conversions	7	3	1	2
New housing or rehabilitation	3	3	2	4
Residential (building expansions, subdivisions, etc.)	6		2	
Parking; gas stations; repair garages	2	1		1
Industrial; chemical storage				
Institutional				
Commercial; office; business	5	2		
Hotels; restaurants	1			
Signs				

We recommend approval of seven residential conversions:

- Z-8635. 1111-1115 Blue Hill Avenue, Mattapan. Fourteen apartments.
- Z-8606. 49-49a Garden Street, Boston. Four apartments.
- Z-8639. 7 St. Charles Street, Boston. Three-family dwelling.
- Z-8657. 226 Parker Hill Avenue, Roxbury. Sixteen apartments.
- Z-8664. 11 Concord Street, Charlestown. Two-family dwelling.
- Z-8684. 14 Reddy Avenue, Hyde Park. Two-family dwelling.
- Z-8678. 32a-32 Chester Street, Allston. Three-family dwelling.

We recommend approval of three new housing or rehabilitation referrals:

- Z-8622. 132 Dale Street, Hyde Park. One-family dwelling.
- Z-8666- 36-38 Haverford Street, Jamaica Plain. Two one family dwellings.
8667.
- Z-8740. 246 Park Street, Dorchester. One-family dwelling.

We recommend approval of six residential building expansions, subdivision referrals:

- Z-8612- 16-18 Faulkner Street, Dorchester. Subdivision.
8613.
- Z-8637. 35-37 Danny Road, Hyde Park. Second floor extension.
- Z-8641. 256 Amory Street, Jamaica Plain. Rear addition.
- Z-8640. 100 Pembroke Street, Boston. Fence at rear of property.
- Z-8680- 48-50 King Street, Dorchester. Subdivision.
8641.
- Z-8655. 9 Cedrus Avenue, Roslindale. Rear porches.

We recommend approval of two parking-gas station referrals:

- Z-8656. 820 Columbia Road, Dorchester. Modernize gas service station.
- Z-8500. 25 Northern Avenue, Boston. Temporary 1,200 car lot.

We recommend approval of five commercial, office business referrals:

- Z-8651. 4337-4341 Washington Street, Roslindale. Beauty salon.
- Z-8615. 406-418 Commercial Street, Boston. Real estate agency office.
- Z-8644. 20 Myrtle Street, Boston. Law office.
- Z-8665. 588-622 Washington Street, Boston. Donut shop.
- Z-8624. 1103-1105 Commonwealth Avenue, Allston. Two-story addition.

We recommend approval of one restaurant referral:

- Z-8747. 20-26 Charles Street, Boston. Eat in-take out restaurant.

We recommend denial of nine referrals:

- Z-8619. 1424 Hyde Park Avenue. Proposed dwelling inappropriate.
- Z-8652. 531r East Broadway. Negative impacts.
- Z-8614. 575r Cambridge Street, Brighton. Garage conversion inappropriate.
- Z-8682. 1 Darling Street, Roxbury. Revision and review of plans.
- Z-8643. 7 Miner Street, Boston. Additional unit inappropriate.
- Z-8654. 246-270 Border Street, East Boston. Used car sales inappropriate.
- Z-8685. 307-311A West Third Street, South Boston. Inappropriate density and parking plan.
- Z-8757. 170-180 Hampden Street, Roxbury. Inconsistent with planning objectives.
- Z-8763. 1241 Boylston Street, Boston. Increase excessive.

We recommend denial without prejudice of five referrals:

- Z-8708-8609. 1854 River Street, and 5 Sanford Street, Hyde Park. Two-family dwelling inappropriate.
- Z-8650. 115 Dana Avenue, Hyde Park. Two-family dwelling incompatible.
- Z-8706-8707. 97B-99 Calumet Street, Roxbury. Insufficient evidence.
- Z-8671-8672. 66-68 Middle Street, South Boston. Insufficient evidence.
- Z-8647. 26 Monument Avenue, Charlestown. Neighborhood disagreement.

We recommend deferral of seven cases:

- Z-8602-8605. 122-128 Child Street, Hyde Park. Review with community.
- Z-8601. 163-177 Allston Street, Brighton. Review with Authority and community.
- Z-8611. 628-640 Canterbury Street, Roslindale. Design and housing issues.
- Z-8646. 1789 Centre Street, West Roxbury. Review with community.
- Z-8653. 240 Lincoln Street, Allston. Review with Authority and community.
- Z-8675-8677. 15-19 Mohawk Street, South Boston. Inadequate site plan.
- Z-8621. 14½ Hull Street, Boston. Plans not submitted.

BOARD OF APPEAL REFERRALS

June 12, 1986

Hearing

- | | | | |
|-----|-------------|---------|--|
| 1. | Z-8500 | 6/10/86 | F.P.C. Properties, Inc.
25 Northern Avenue, Boston |
| 2. | Z-8601 | 6/3/86 | Peter Polyzos
163-177 Allston Street, Brighton |
| 3. | Z-8602-8605 | 6/3/86 | Joseph Gearing
122-128 Child Street, Hyde Park |
| 4. | Z-8606 | 6/3/86 | Robert S. Goodof
49-49A Garden Street, Boston |
| 5. | Z-8608-8609 | 6/3/86 | Joseph Consalvo
1854 River Street &
5 Sanford Street, Hyde Park |
| 6. | Z-8611 | 6/3/86 | Heather House, Inc.
628-630 Canterbury Street, Roslindale |
| 7. | Z-8612-8613 | 6/3/86 | Wayne J. Partello
16-18 Faulkner Street, Dorchester |
| 8. | Z-8614 | 6/3/86 | Robert Green
575R Cambridge Street, Brighton |
| 9. | Z-8615 | 6/3/86 | Eurovest
406-408 Commercial Street, Boston |
| 10. | Z-8619 | 6/3/86 | Mario Musto
1424 Hyde Park Avenue, Hyde Park |
| 11. | Z-8621 | 6/3/86 | William J. Barber
14½ Hull Street, Boston |
| 12. | Z-8622 | 6/3/86 | Robert T. Carrigan
132 Dale Street, Hyde Park |
| 13. | Z-8624 | 6/3/86 | HSH Realty Company
1103-1105 Commonwealth Avenue, Allston |
| 14. | Z-8635 | 6/10/86 | Robert E. Osborn & Robert Raimondi
1111-1115 Blue Hill Avenue, Mattapan |
| 15. | Z-8637 | 6/10/86 | Albert M. Micozzi
35-37 Danny Road, Hyde Park |
| 16. | Z-8639 | 6/10/86 | Pamela W. & James W. Newton
7 St. Charles Street, Boston |
| 17. | Z-8640 | 6/10/86 | Arthur O. Stern
100 Pembroke Street, Boston |

BOARD OF APPEAL REFERRALS

June 12, 1986

Hearing

18.	Z-8641	6/10/86	Alan A. Genovese 256 Amory Street, Jamaica Plain
19.	Z-8643	6/10/86	Lewis Sassoon 7 Miner Street, Boston
20.	Z-8644	6/10/86	Charles C. Dumbaugh 20 Myrtle Street, Boston
21.	Z-8646	6/10/86	Exxon Corporation 1789 Centre Street, West Roxbury
22.	Z-8647	6/10/86	Arthur Colpack 26 Monument Avenue, Charlestown
23.	Z-8650	6/10/86	Conte Construction Co., LTD. 115 Dana Avenue, Hyde Park
24.	Z-8651	6/12/86	Elena Fonzo 4337-4341 Washington Street Roslindale
25.	Z-8652	6/12/86	Peter T. Blushi 531R East Broadway, South Boston
26.	Z-8653	6/12/86	Gabriel A. Greene 240 Lincoln Street, Allston
27.	Z-8654	6/12/86	Alan Smith 246-270 Border Street, East Boston
28.	Z-8655	6/12/86	Andreas Trellopoulos 9 Cedrus Avenue, Roslindale
29.	Z-8656	6/12/86	George Pagounis 820 Columbia Road, Dorchester
30.	Z-8657	6/12/86	James Markson, Trustee 226 Parker Hill Avenue, Roxbury
31.	Z-8664	6/12/86	Deidre Malloy 11 Concord Street, Charlestown
32.	Z-8665	6/12/86	600 Washington Street Trust 588-622 Washington Street, Boston
33.	Z-8666-8667	6/12/86	Narendra Dixit 36-38 Haverford Street, Jamaica Plain
34.	Z-8671-8672	6/12/86	James Barrineau 66-68 Middle Street, South Boston

BOARD OF APPEAL REFERRALS

June 12, 1986

Hearing

35.	Z-8675-8677	6/12/86	Edward Joyce 15-19 Mohawk Street, South Boston
36.	Z-8678	6/12/86	Harry Pappas 32A-32 Chester Street, Allston
37.	Z-8680-8681	6/12/86	Michelina Birrittieri, et al. 48-50 King Street, Dorchester
38.	Z-8682	6/10/86	Pequot Realty, Inc. 1 Darling Street, Roxbury
39.	Z-8684	6/3/86	Katherine Voutselas 14 Reddy Avenue, Hyde Park
40.	Z-8685	6/10/86	Robert Joyce 307-311 West Third Street South Boston
41.	Z-8706-8707	6/10/86	Robert Julier 97B-99 Calumet Street, Roxbury
42.	Z-8740	6/12/86	Mary Ellen McHale 246 Park Street, Dorchester
43.	Z-8747	6/3/86	Wanpen Janachi 20-26 Charles Street, Boston
44.	Z-8757	6/12/86	Robert G. Greeley 120-180 Hampden Street, Roxbury
45.	Z-8763	6/10/86	Illias Gianakopoulos 1241 Boylston Street, Boston

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LINDA BOURQUE, DIRECTOR OF ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 6/10/86 Z-8500
F.P.C. Properties, Inc.
25 Northern Avenue
Boston

Site: Parking lot

District(s): Waterfront (W-2) and Manufacturing (M-4)

Purpose: Continue use of parking lot to June 30, 1987;
1200 cars.

Violation(s): Parking lot is conditional use.

VOTED: In reference to petition Z-8500, F.P.C. Properties, Inc., 25 Northern Avenue, Boston, for conditional use to continue use of parking lot for 1200 cars until June 30, 1987, in a manufacturing (M-4) and waterfront (W-2) districts, the Boston Redevelopment Authority recommends approval with proviso that use terminate no later than June 30, 1987, which is date proposed by appellant on Inspectional Services Use of Premises Application. Site is appropriate for temporary parking.



Z-8500

25 NORTHERN AVE. BOSTON

Board of Appeal Referrals

6/12/86

2

Hearing: 6/3/86 Z-8601
Peter Polyzos
163-177 Allston Street
Brighton

Site: One-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from four retail stores to 24
apartments and four retail stores; erect two-story
addition.

Violation(s): Change in nonconforming use.

Insufficient lot area, open space, front, rear
yards, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-8601, Peter Polyzos,
163-177 Allston Street, Brighton, for seven
variances for change of occupancy from four retail
stores to twenty-four apartments and four retail
stores and erect two-story addition in an apartment
(H-1) district, the Boston Redevelopment Authority
recommends deferral of hearing until appellant
meets with Authority and community to review
development. No current plans have been submitted
for consideration.



Z-8601

163-177 ALLSTON ST.

BRIGHTON

Board of Appeal Referrals

6/12/86

Hearing: 6/3/86 Z-8602-8605
Joseph Gearin
122-128 Child Street
Hyde Park

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Subdivide; erect three two-family dwellings.

Violation(s): Two-family dwelling is forbidden use.

Off-street parking not allowed within required front yard nor within five feet of side lot line.

Insufficient lot area, width, frontage, side, and rear yards.

VOTED: In reference to petitions Z-8602-8605, Joseph Gearin, 122-128 Child Street, Hyde Park, for three forbidden uses and fourteen variances to subdivide and erect three two-family dwellings in a single-family (S-.5) district, the Boston Redevelopment Authority recommends deferral of hearing until appellant reviews plans with the community and Authority. Impact of development on community is a primary concern.

Z-8602-8605

122-128 CHILD ST.

HYDE PARK



Board of Appeal Referrals

6/12/86

Hearing: 6/3/86

Z-8606
Robert S. Goodof
49-49A Garden Street
Boston

Site: Four-story structure

District(s): Apartment (H-2-65)

Purpose: Change occupancy from three to four apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio.

Insufficient open space.

VOTED: In reference to petition Z-8606, Robert S. Goodof, 49-49A Garden Street, Boston, for forbidden use and two variances for change of occupancy from three to four apartments in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Loft office space will be converted to residential unit. Beacon Hill Civic Association indicates no objection.



Z-8606

49-49A GARDEN ST. BOSTON

Board of Appeal Referrals

6/12/86

Hearing: 6/3/86 Z-8608-8609
Joseph Consalvo
1854 River Street &
5 Sanford Street
Hyde Park

Site: 1½-Story structure

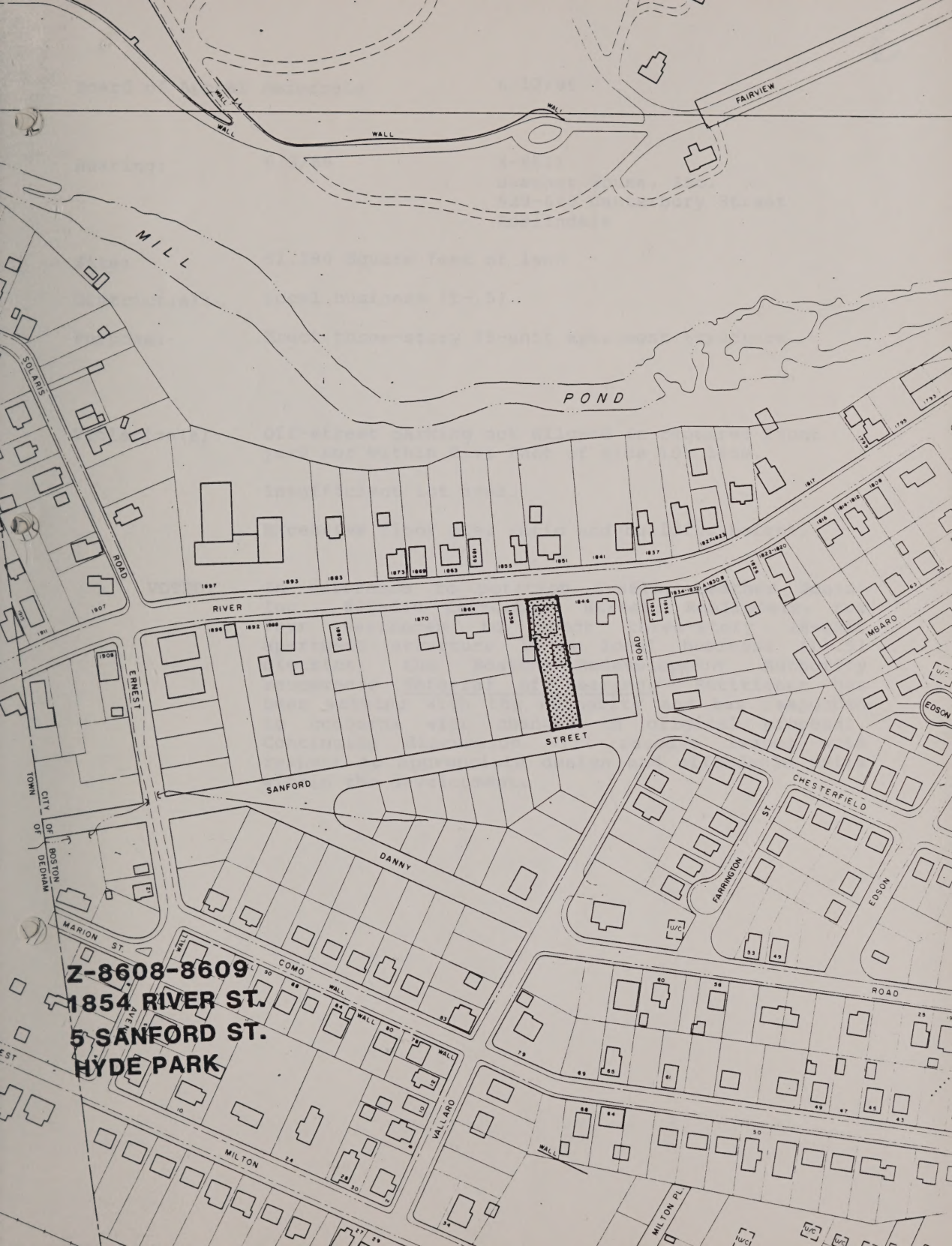
District(s): Single-family (S-.5) and Residential, two-family (R-.5)

Purpose: Subdivide; erect two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, width, frontage, front, side, and rear yards.

VOTED: In reference to petitions Z-8608-8609, Joseph Consalvo, 1854 River Street & 5 Sanford Street, Hyde Park, for forbidden use and eight variances to subdivide and erect two-family dwelling in a single-family (S-.5) and residential (R-.5) districts, the Boston Redevelopment Authority recommends denial without prejudice. Proposed two-family dwelling is inconsistent with predominantly one-family residential neighborhood. Construction of one-family dwelling would be desirable and appropriate.



Z-8608-8609
1854 RIVER ST.
5 SANFORD ST.
HYDE PARK

Hearing: 6/3/86 Z-8611
Heather House, Inc.
628-640 Canterbury Street
Roslindale

Site: 51,280 Square feet of land

District(s): Local business (L-.5)

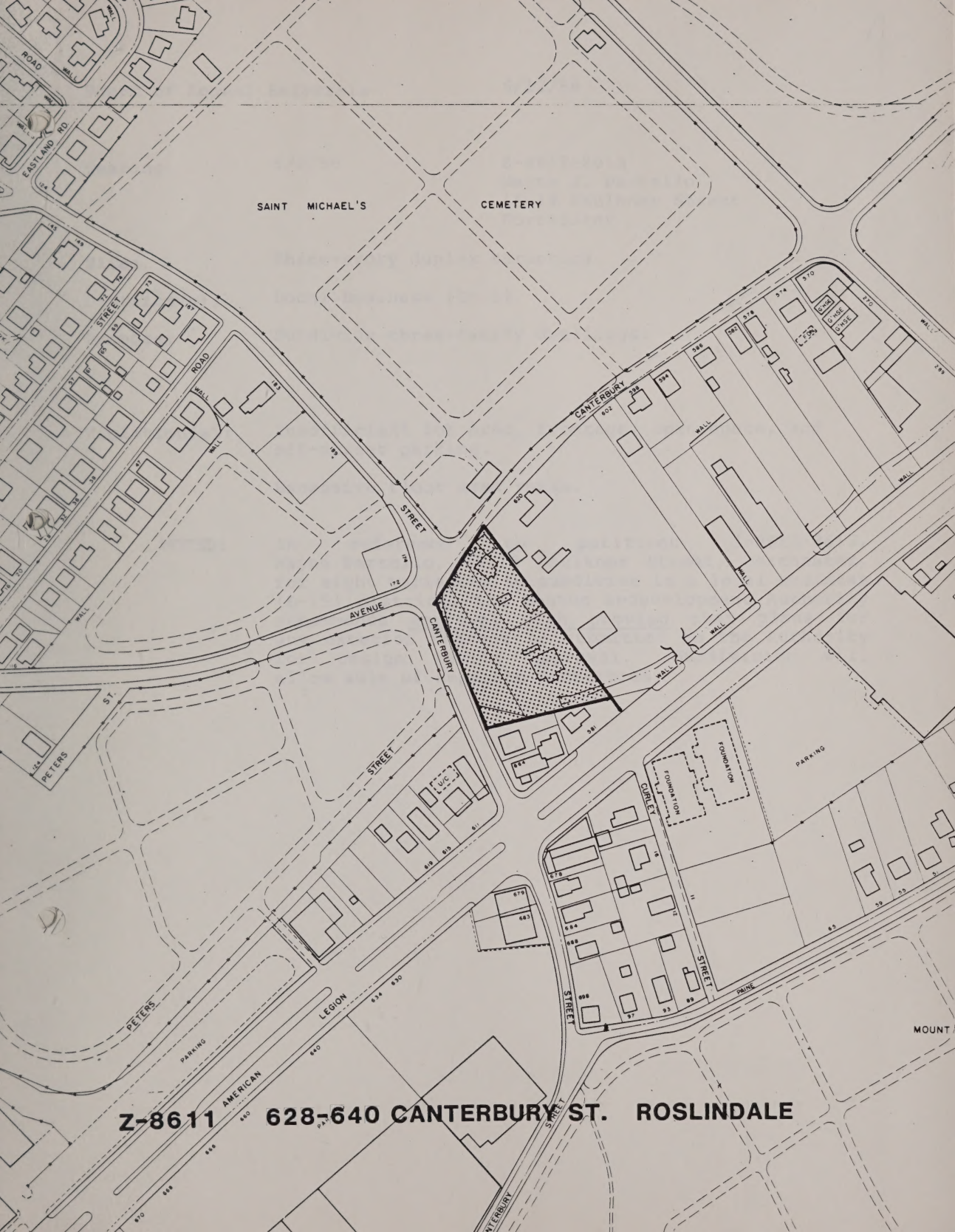
Purpose: Erect three-story 48-unit apartment structure.

Violation(s): Off-street parking not allowed in required front
yard nor within five feet of side lot line.

Insufficient lot area.

Excessive floor area ratio and building height.

VOTED: In reference to petition Z-8611, Heather House, Inc., 628-640 Canterbury Street, Roslindale, for four variances to erect three-story 48-unit apartment structure in a local business (L-.5) district, the Boston Redevelopment Authority recommends deferral of hearing. Petitioner has been working with the Authority and has responded to concerns with changes in original proposal. Continuing discussion will resolve issues with respect to appropriate design and affordable units within the development.



Z-8611

628-640 CANTERBURY ST. ROSLINDALE

Board of Appeal Referrals

6/12/86

Hearing: 6/3/86

Z-8612-8613
Wayne J. Partello
16-18 Faulkner Street
Dorchester

Site: Three-story duplex structure

District(s): Local business (L-.5)

Purpose: Subdivide three-family dwellings.

Violation(s): Insufficient lot area, frontage, open space, and
off-street parking.

Excessive floor area ratio.

VOTED: In reference to petitions Z-8612-8613,
Wayne Partello, 16-18 Faulkner Street, Dorchester,
for eight variances to subdivide in a local business
(L-.5) district, the Boston Redevelopment Authority
recommends approval with proviso that plans for
any exterior changes be submitted to the Authority
for design review approval. Subdivision will
allow sale of separate properties.



Z-8612-13 16-18 FAULKNER ST. DORCHESTER

Board of Appeal Referrals

6/12/86

Hearing: 6/3/86

Z-8614
Robert Green
575R Cambridge Street
Brighton

Site: One-story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from three-car garage to two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, width, frontage, side, rear yards, off-street parking, and distance between buildings.

VOTED: In reference to petition Z-8614, Robert Green, 575R Cambridge Street, Brighton, for forbidden use and nine variances for change of occupancy from three-car garage to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Two-family dwelling in a single-family neighborhood is inappropriate and undesirable. Density, impact on community, garage conversion precedent, and lack of off-street parking are primary concerns.



Z-8614 575R CAMBRIDGE ST. BRIGHTON

STANLEY A. RINGER

PLAYGROUND

Board of Appeal Referrals

6/12/86

Hearing: 6/3/86 Z-8615
Eurovest
406-418 Commercial Street
Boston

Site: Five-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from eight apartments, store,
and restaurant to eight apartments and office.

Violation(s): Real estate office is forbidden use.

VOTED: In reference to petition Z-8615, Eurovest, 406-418 Commercial Street, Boston, for forbidden use for change of occupancy from eight apartments, store, and restaurant to eight apartments and office in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Real estate agency office is compatible with mixed residential-commercial uses in the area.



Z-8615

406-418 COMMERCIAL ST BOSTON

Board of Appeal Referrals

6/12/86

Hearing: 6/3/86 Z-8619
Mario Musto
1424 Hyde Park Avenue
Hyde Park

Site: 3,288 Square feet of land

District(s): Manufacturing (M-1)

Purpose: Erect three-story three-unit apartment and store structure.

Violation(s): Three-family dwelling is conditional use.
Insufficient front and rear yards.

VOTED: In reference to petition Z-8619, Mario Musto, 1424 Hyde Park Avenue, Hyde Park, for conditional use and two variances to erect three-story three-unit apartment and store structure in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial. Site is inappropriate. Proposed dwelling is inconsistent with the predominantly industrial-commercial nature of the immediate area.

Z-8619 1424 HYDE PARK AVE. HYDE PARK



Z-8619

1424 HYDE PARK AVE. HYDE PARK

Board of Appeal Referrals

6/12/86

Hearing: 6/3/86

Z-8621
William J. Barber
14½ Hull Street
Boston

Site: Four-story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from four to five apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio.

Insufficient open space.

VOTED: In reference to petition Z-8621, William J. Barber, 14½ Hull Street, Boston, for forbidden use and two variances for change of occupancy from four to five apartments in an apartment (H-3) district, the Boston Redevelopment Authority recommends deferral of hearing. Conversion of basement commercial space to residential unit. Plans should be submitted to the Authority for review. Concerns are: compliance with Inspectional Services Commissioner's Bulletin with respect to basement apartments, natural light, window location, and ventilation.



NORTH END
PLAYGROUND

UNDER
CONSTRUCTION

KEANY
SQUARE

PVT. JOHN
DEFILIPPO
PLAYGROUND

CENETERY

PAUL
REVERE
MALL

Z-8621 141 1/2 HULL ST. BOSTON

ST. MARY'S
R.C. CHURCH

ST. MARY'S
RECTORY

ST. MARY'S
PAROCHIAL
SCHOOL

CITY OF
BOSTON
HEALTH UNIT

BALDWIN PLACE

ST. ANTHONY
R.C. SCHOOL

ST. GEORGE'S
PAROCHIAL
SCHOOL

ST. LEONARD'S
R.C. CHURCH

CHRISTOPHER
COLUMBUS
R.C. SCHOOL

ST. MICHAEL'S
R.C. CHURCH

ST. MICHAEL'S
R.C. CHURCH

NORTH
SQUARE

12

Hearing: 6/3/86 Z-8622
Robert T. Carrigan
132 Dale Street
Hyde Park

Site: 5,301 Square feet of land

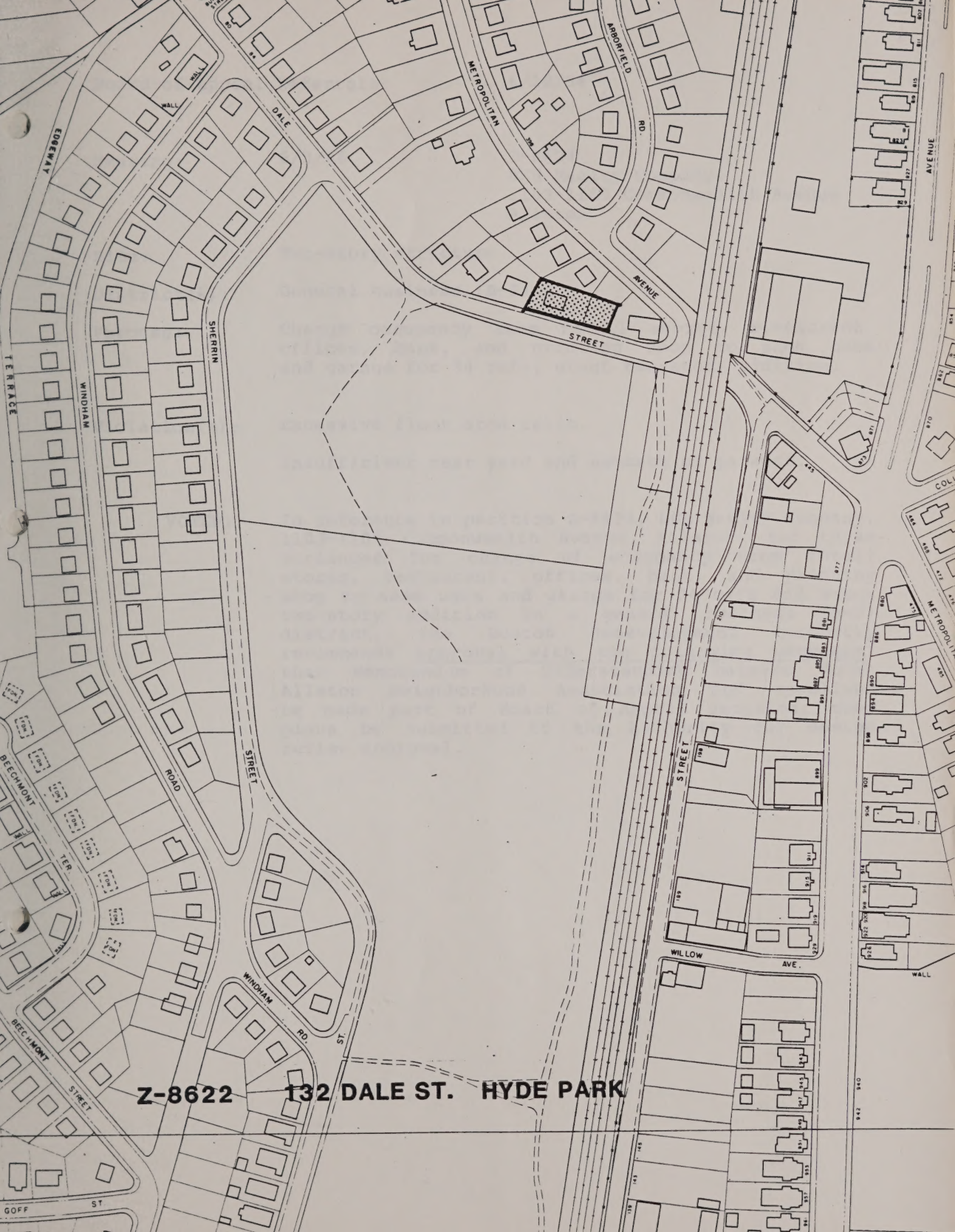
District(s): Single-family (S-.5)

Purpose: Erect one-family dwelling.

Violation(s): Insufficient lot area, front, rear yards, and
off-street parking.

VOTED: In reference to petition Z-8622, Robert T. Carrigan,
132 Dale Street, Hyde Park, for five variances
to erect one-family dwelling in a single-family
(S-.5) district, the Boston Redevelopment Authority
recommends approval with proviso that plans
inclusive of off-street parking be submitted to
the Authority for design review approval. Former
one-family dwelling on site was destroyed by fire
several years ago.

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Z-8622

132 DALE ST. HYDE PARK

Board of Appeal Referrals

6/12/86

Hearing: 6/3/86 Z-8624
HSH Realty Company
1103-1105 Commonwealth Avenue
Allston

Site: Two-story structure

District(s): General business (B-2)

Purpose: Change occupancy from retail stores, restaurant, offices, bank, and printing shop to same uses and garage for 34 cars; erect two-story addition.

Violation(s): Excessive floor area ratio.
Insufficient rear yard and setback of parapet.

VOTED: In reference to petition Z-8624, HSH Realty Company, 1103-1105 Commonwealth Avenue, Allston, for three variances for change of occupancy from retail stores, restaurant, offices, bank, and printing shop to same uses and garage for 34 cars and erect two-story addition in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that Memorandum of Understanding between South Allston Neighborhood Association and appellant be made part of Board of Appeal decision; that plans be submitted to the Authority for design review approval.

Z-8624

1103-1105 COMMONWEALTH AVE.

ALLSTON



Board of Appeal Referrals

6/12/86

14

Hearing: 6/10/86 Z-8635
Robert E. Osborn & Robert Raimondi
1111-1115 Blue Hill Avenue
Mattapan

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from twelve to fifteen apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petition Z-8635, Robert E. Osborn & Robert Raimondi, 1111-1115 Blue Hill Avenue, Mattapan, for forbidden use and four variances for change of occupancy from twelve to fifteen apartments in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that occupancy be limited to fourteen apartments; that basement units comply with Inspectional Services Commissioner's Bulletin 85-1, September 25, 1985, construction of basement apartments; that plans inclusive of window location, light, and ventilation be submitted to the Authority for design review approval.



Z-8635

1111-1115 BLUE HILL AVE. MATTAPAN

15

Hearing: 6/10/86 Z-8637
Albert M. Micozzi
35-37 Danny Road
Hyde Park

Site: Two-family dwelling under construction

District(s): Single-family (S-.5)

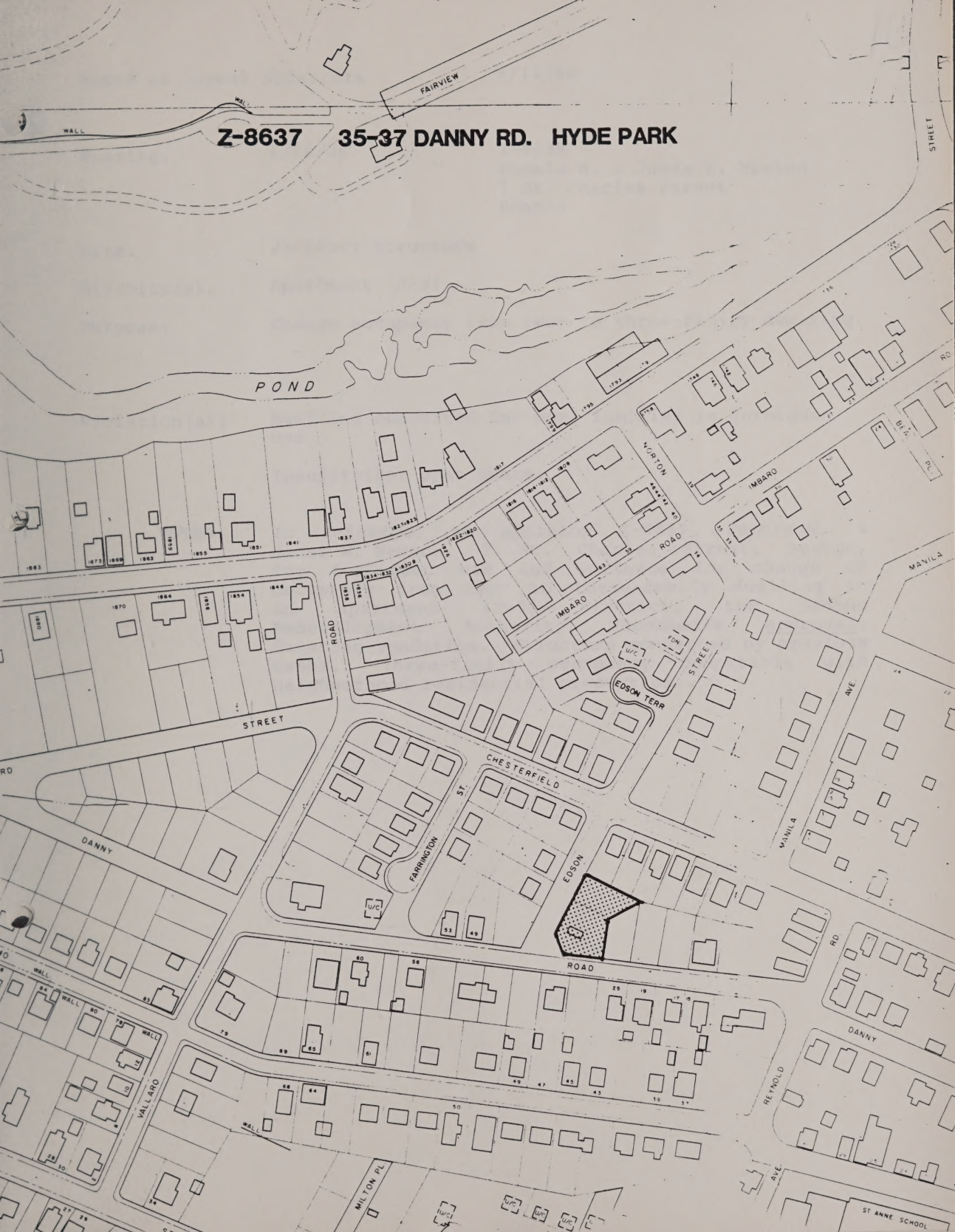
Purpose: Erect addition to two-family dwelling.

Violation(s): At variance with previous Board of Appeal decision.
Insufficient front yard.

VOTED: In reference to petition Z-8637, Albert M. Micozzi, 35-37 Danny Road, Hyde Park, for two variances to erect addition to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Extension of second floor by one and one-half feet.

WALL
Z-8637

FAIRVIEW
35-37 DANNY RD. HYDE PARK



Board of Appeal Referrals

6/12/86

16

Hearing: 6/10/86 Z-8639
Pamela W. & James W. Newton
7 St. Charles Street
Boston

Site: 2½-Story structure

District(s): Apartment (H-3)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient open space.

VOTED: In reference to petition Z-8639, Pamela W. & James W. Newton, 7 St. Charles Street, Boston, for forbidden use and variance for change of occupancy from two- to three-family dwelling in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Existing condition. Structure converted by previous owner. Three-family occupancy compatible with neighborhood residential properties.



Z-8639 7 ST. CHARLES ST. BOSTON

Board of Appeal Referrals

6/12/86

Hearing: 6/10/86 Z-8640
Arthur O. Stern
100 Pembroke Street
Boston

Site: 3½-Story structure

District(s): Apartment (H-3)

Purpose: Erect seven foot high fence at rear of one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-8640, Arthur O. Stern, 100 Pembroke Street, Boston, for variance to erect seven foot high fence at rear of one-family dwelling in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval with following provisos: that plans be submitted to the Authority for design review approval; that plans be reviewed by South End Historical Society. Abutters have submitted written approval to appellant.



Z-8640 100 PEMBROKE ST. BOSTON

Board of Appeal Referrals

6/12/86

18

Hearing: 6/10/86

Z-8641
Alan A. Genovese
256 Amory Street
Jamaica Plain

Site: 2½-Story structure

District(s): Manufacturing (M-1)

Purpose: Erect one-story rear addition to two-family dwelling.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-8641, Alan A. Genovese, 256 Amory Street, Jamaica Plain, for extension of nonconforming use to erect one-story rear addition to two-family dwelling in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. Second-floor kitchen addition. Structure undergoing significant renovation.



Z-8641 256 AMORY ST. JAMAICA PLAIN

Board of Appeal Referrals

6/12/86

19

Hearing: 6/10/86 Z-8643
Lewis Sassoon
7 Miner Street
Boston

Site: Three-story structure

District(s): Manufacturing (M-2)

Purpose: Legalize occupancy as five apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Excessive floor area ratio.

VOTED: In reference to petition Z-8643, Lewis Sassoon, 7 Miner Street, Boston, for forbidden use and variance to legalize occupancy for five apartments in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends denial. No record of legal occupancy. Four apartments existing. Proposed basement apartment is excessive, inappropriate, and undesirable.



Z-8643 7 MINER ST. BOSTON

Board of Appeal Referrals

6/12/86

20

Hearing: 6/10/86 Z-8644
Charles C. Dumbaugh
20 Myrtle Street
Boston

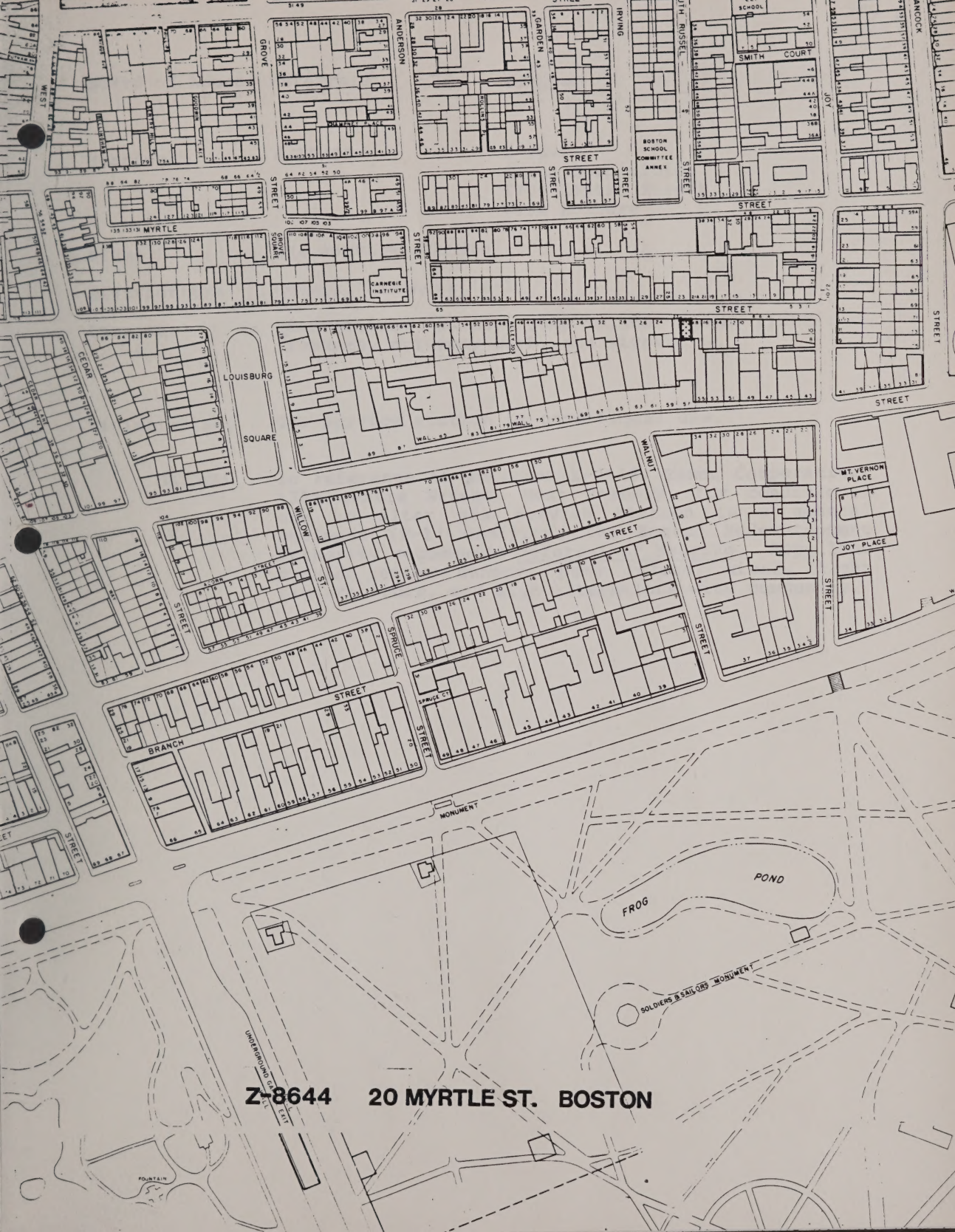
Site: One-story structure

District(s): Apartment (H-2-65)

Purpose: Change occupancy from barber shop to law office.

Violation(s): Change in nonconforming use.

VOTED: In reference to petition Z-8644,
Charles C. Dumbaugh, 20 Myrtle Street, Boston,
for change in nonconforming use for change of
occupancy from barber shop to law office in an
apartment (H-2-65) district, the Boston
Redevelopment Authority recommends approval. Office
use compatible with residential neighborhood.
Beacon Hill Civic Association indicates no
objection.



Z-8644 20 MYRTLE ST. BOSTON

Board of Appeal Referrals

6/12/86

Hearing: 6/10/86 Z-8646
Exxon Corporation
1789 Centre Street
West Roxbury

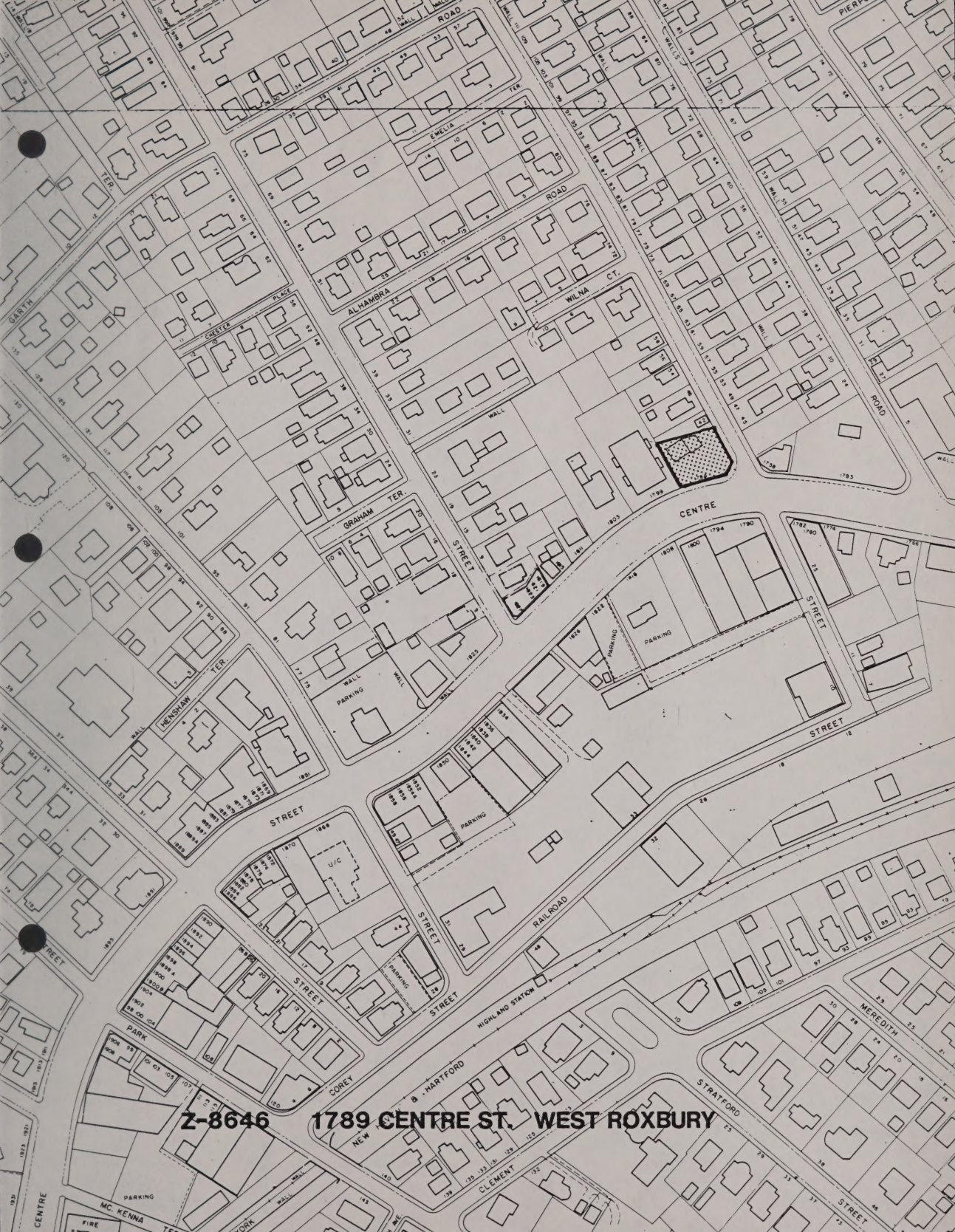
Site: Gas service station

District(s): General business (B-1)

Purpose: Alterations: canopy, pump island, kiosk, light fixtures, driveway curb, and signs.

Violation(s): Gas service station is conditional use.

VOTED: In reference to petition Z-8646, Exxon Corporation, 1789 Centre Street, West Roxbury, for conditional use to alter gas service station in a general business (B-1) district, the Boston Redevelopment Authority recommends deferral of hearing. Appellant should review canopy, pump island, kiosk, light fixture, curb, and sign alterations with community.



Z-8646

1789 CENTRE ST. WEST ROXBURY

6/12/86

22

Hearing: 6/10/86 Z-8647
Arthur Colpack
26 Monument Avenue
Charlestown

Site: Three-story structure

District(s): Apartment (H-10)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

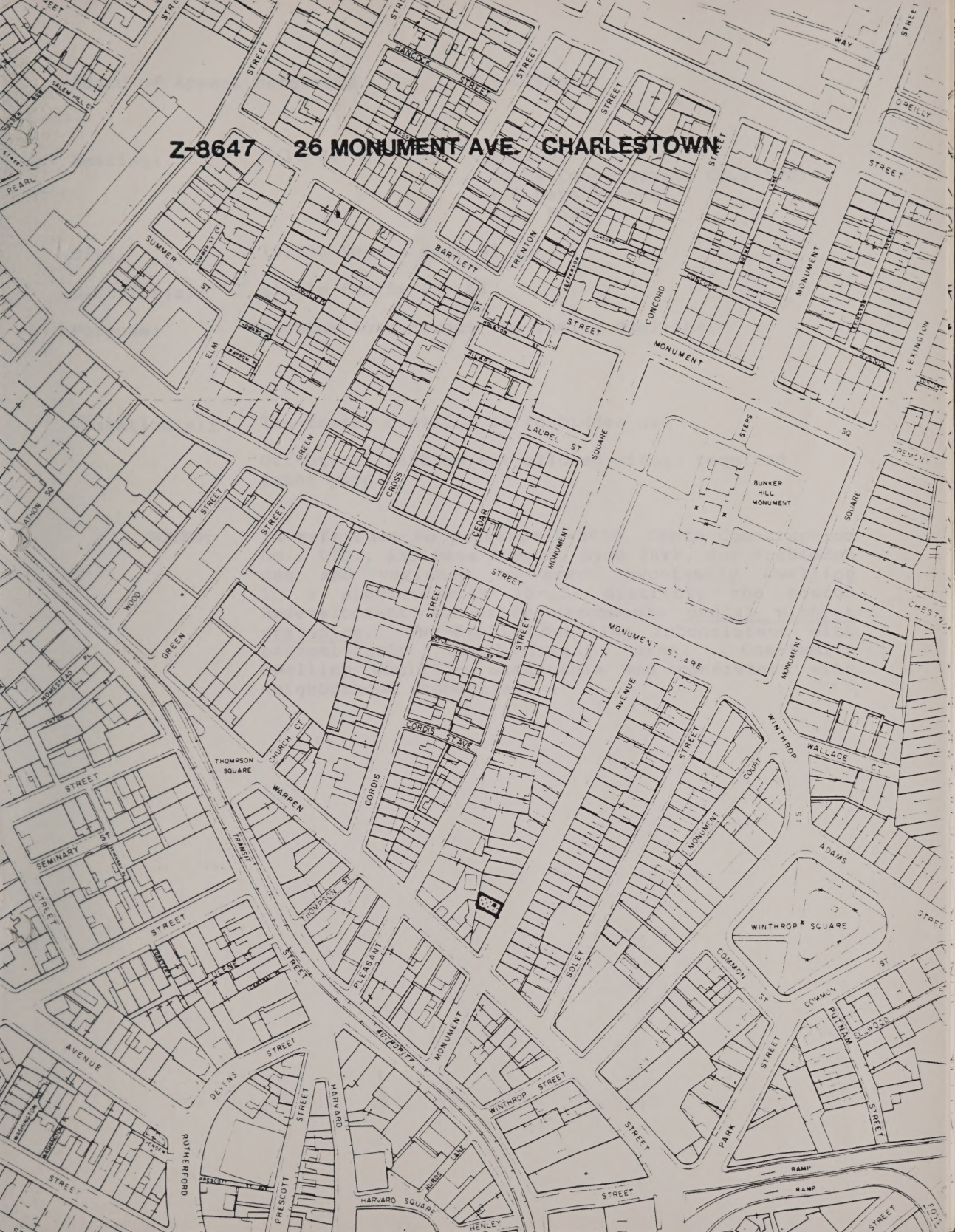
Excessive floor area ratio.

VOTED: In reference to petition Z-8647, Arthur Colpack, 26 Monument Avenue, Charlestown, for forbidden use and three variances to legalize occupancy for three-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. No record of legal occupancy. Neighborhood disagreement exists concerning occupancy and work performed without permit. Appellant and his neighbors should resolve issue before Board of Appeal decision.

Z-8647

26 MONUMENT AVE.

CHARLESTOWN



Hearing: 6/10/86 Z-8650
Conte Construction Co., LTD.
115 Dana Avenue
Hyde Park

Site: 19,955 Square feet of land

District(s): Single-family (S-.5)

Purpose: Combine lots; erect two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.
Off-street parking not allowed within required front yard.

VOTED: In reference to petition Z-8650, Conte Construction Co., LTD., 115 Dana Avenue, Hyde Park, for forbidden use and variance to erect two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Two-family dwelling inconsistent with predominantly single-family area. One-family dwelling would be acceptable and consistent with neighborhood properties.



Z-8650

115 DANA AVE.

HYDE PARK

Hearing: 6/12/86 Z-8651
Elena Fonzo
4337-4341 Washington Street
Roslindale

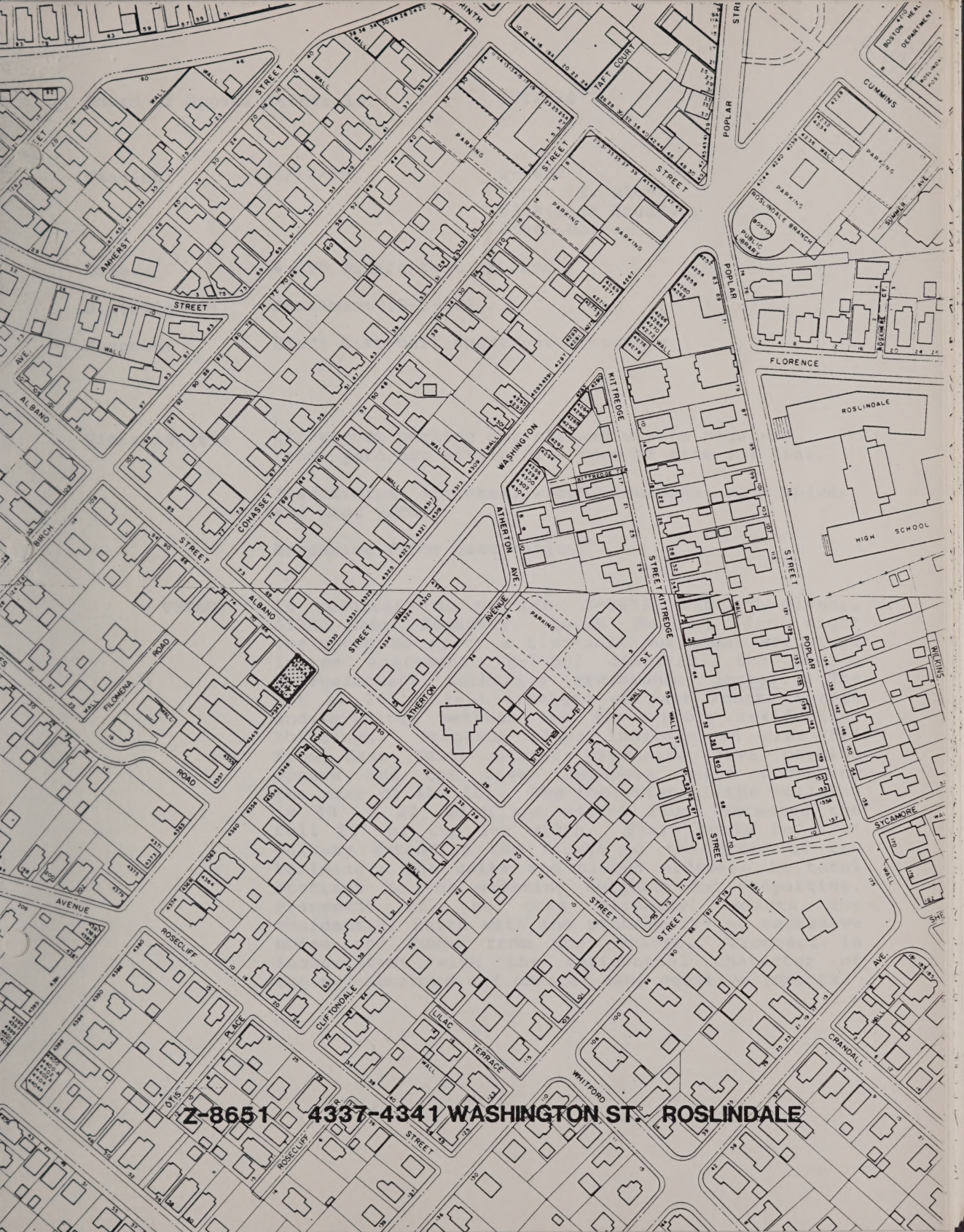
Site: One-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy of retail stores, bakery, and
laundromat to retail stores, laundromat, office,
and beauty salon.

Violation(s): Change in nonconforming use.

VOTED: In reference to petition Z-8651, Elena Fonzo,
4337-4341 Washington Street, Roslindale, for change
in nonconforming use for change of occupancy from
retail stores, bakery, and laundromat to retail
store, laundromat, office, and beauty salon in
a residential (R-.5) district, the Boston
Redevelopment Authority recommends approval. Beauty
salon is an appropriate use and consistent with
the residential-commercial nature of Washington
Street.



Z-8651 4337-4341 WASHINGTON ST. ROSLINDALE

25

Hearing: 6/12/86 Z-8652
Peter T. Blushi
531R East Broadway
South Boston

Site: 4,290 Square feet of land

District(s): Apartment (H-1-50)

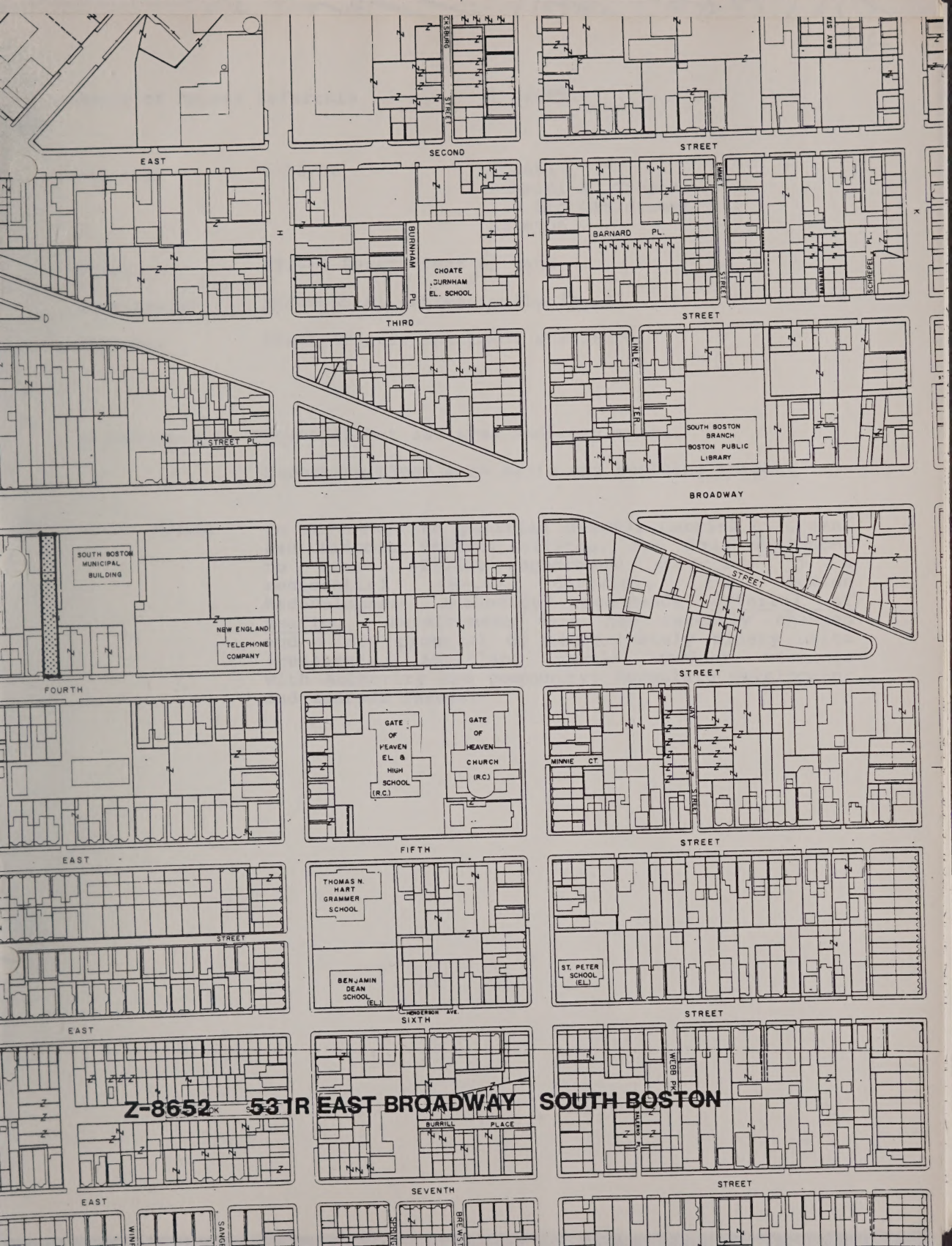
Purpose: Erect five-unit apartment structure.

Violation(s): Off-street parking not allowed within required
front yard nor within five feet of side lot line.

Insufficient lot area, width, frontage, open space,
and side yard.

Excessive floor area ratio.

VOTED: In reference to petition Z-8652, Peter T. Blushi, 531R East Broadway, South Boston, for eight variances to erect a five-unit apartment structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. The lot is 26' x 165' fronting on East Fourth Street and situated between two three-story residential buildings. Proposed plans indicate an area 66' from East Fourth Street providing five parking spaces and the five townhouse units occupying the rear of the lot. The footprint of the building is 80' x 22' with the second floor extended the full 26' of the lot width. There would be a 4' walkway extending the length of the front of the building. The units are placed sideways in total contrast to the existing neighborhood properties. Placement of the cars directly impacts the residential units with the probability of excessive noise and fumes from the exhaust. Proposal is inconsistent with the residential character of the neighborhood and creates many negative impacts.



Z-8652

531R EAST BROADWAY

SOUTH BOSTON

Board of Appeal Referrals

6/12/86

Hearing: 6/12/86 Z-8653
Gabriel A. Greene
240 Lincoln Street
Allston

Site: 39,660 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect 42-unit apartment structure.

Violation(s): Insufficient lot area and open space.
Excessive floor area ratio and building height.

VOTED: In reference to petition Z-8653, Gabriel A. Green, 240 Lincoln Street, Allston, for four variances to erect 42-unit apartment structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral of hearing. Development team has recently changed and a new proposal of approximately ninety units presented. Appellant should conduct meetings with Authority and community; formulate development and address issues.



Z-8653

240 LINCOLN ST. ALLSTON

Board of Appeal Referrals

6/12/86

Hearing: 6/12/86 Z-8654
Alan Smith
246-270 Border Street
East Boston

Site: Two-story structure

District(s): Waterfront (W-2)

Purpose: Use premises for outdoor sale and display of used cars.

Violation(s): Outdoor sale and display for sale of used cars is conditional use.

VOTED: In reference to petition Z-8654, Alan Smith, 246-270 Border Street, East Boston, for conditional use for use of premises for outdoor sale and display of used cars in a waterfront (W-2) district, the Boston Redevelopment Authority recommends denial. The site is located along the East Boston waterfront and is already being used for storage of 105 unregistered vehicles. The original application for the use of this site as a car rental agency was denied by the Board of Appeal on January 17, 1984. A resubmittal of the application under a different use item was granted a permit after the case was heard in the court.

Storage, display and the sale of vehicles is an inappropriate use for Boston's waterfront. Also, the proliferation of this type of use and related auto storage uses have become controversial (the proposal for a car rental agency was adamantly opposed by the community). Consequently, as part of the forthcoming East Boston Interim Planning Overlay District (IPOD) community planning process, the BRA intends to survey auto-related uses and their impacts upon the East Boston community. The proposed Harborpark IPOD is also establishing guidelines for waterfront land use activities.

In light of these two IPOD planning projects, supplemented by active community opposition, denial of this application is advised to preclude development that is not appropriate for this site and will undermine the BRA and community planning initiatives in this rapidly changing neighborhood.

Z-8654

246-270 BORDER ST. EAST BOSTON



Board of Appeal Referrals

6/12/86

Hearing: 6/12/86 Z-8655
Andreas Trellopoulos
9 Cedrus Avenue
Roslindale

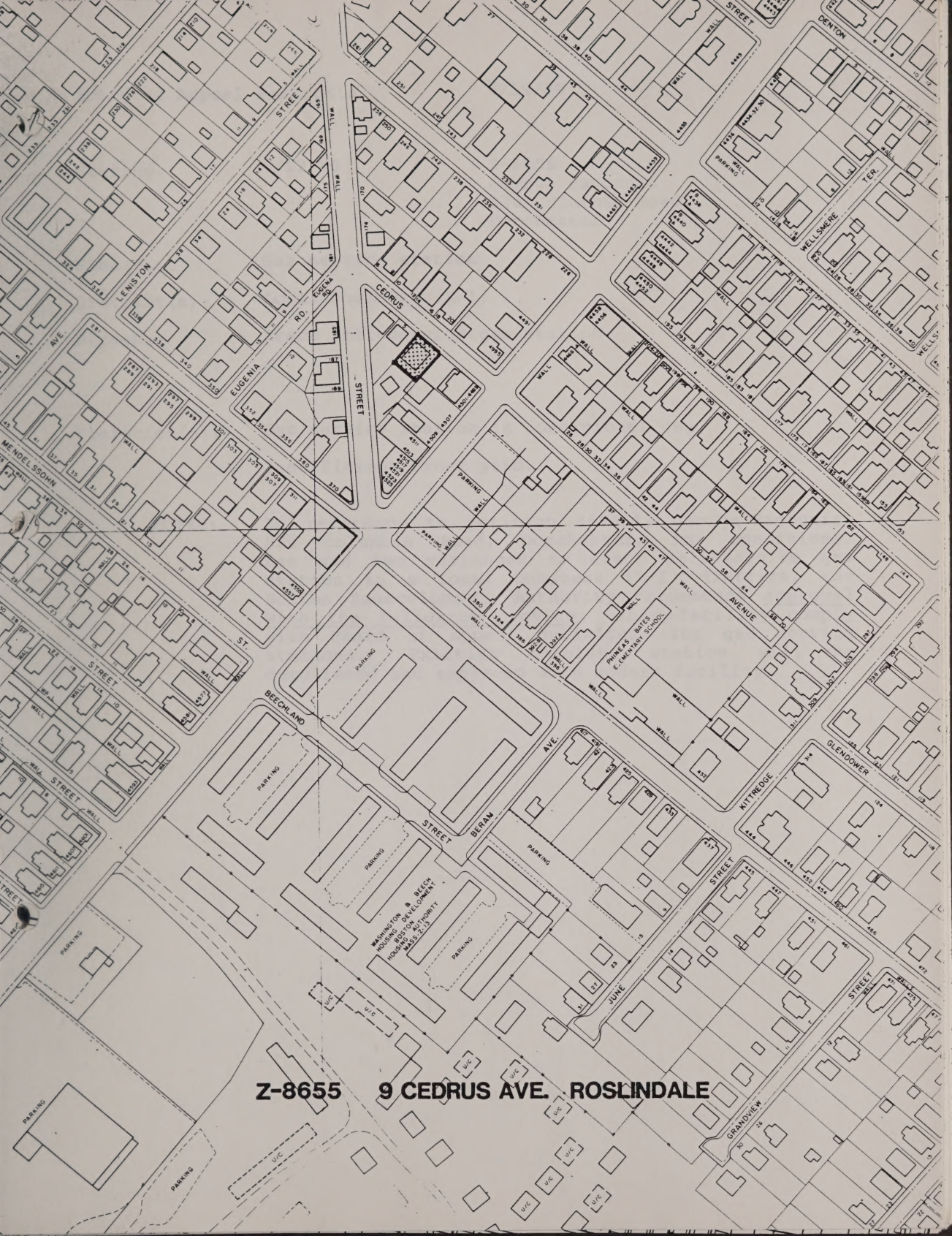
Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Enlarge rear porches of two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-8655,
Andreas Trellopoulos, 9 Cedrus Avenue, Roslindale,
for variance to enlarge rear porches in a
residential (R-.5) district, the Boston
Redevelopment Authority recommends approval.
Existing condition at time of purchase in 1970.



Z-8655

9 CEDRUS AVE. ROSLINDALE

Board of Appeal Referrals

6/12/86

29

Hearing: 6/12/86 Z-8656
George Pagounis
820 Columbia Road
Dorchester

Site: Gas service station

District(s): Local business (L-1)

Purpose: Erect self-service gas station.

Violation(s): Gas service station is conditional use.
Insufficient front yard.

VOTED: In reference to petition Z-8656, George Pagounis, 820 Columbia Road, Dorchester, for conditional use and two variances to erect self-service gas station in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that facility comply with Board of Appeal guidelines for gas service stations. Existing obsolete station will be demolished and replaced with modern facility.



Z-8656 820 COLUMBIA RD. DORCHESTER

Board of Appeal Referrals

6/12/86

30

Hearing: 6/12/86 Z-8657.
James Markson, Trustee
226 Parker Hill Avenue
Roxbury

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from fifteen to sixteen apartments.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-8657, James Markson, Trustee, for forbidden use and two variances for change of occupancy from fifteen to sixteen apartments in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Existing condition for past five years without apparent complaint or impact.

Z-8657

226 PARKER HILL AVE. ROXBURY



Board of Appeal Referrals

6/12/86

31

Hearing: 6/12/86 Z-8664
Deidre Malloy
11 Concord Street
Charlestown

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy form one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

Excessive floor area ratio..

VOTED: In reference to petition Z-8664, Deidre Malloy, 11 Concord Street, Charlestown, for forbidden use and two variances for change of occupancy from one- to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Existing condition. Two-family dwelling consistent with mixed residential one-, two-, and three-family neighborhood.



Z-8664

11 CONCORD ST. CHARLESTOWN

Board of Appeal Referrals

6/12/86

32

Hearing: 6/12/86 Z-8665
600 Washington Street Trust
588-622 Washington Street
Boston

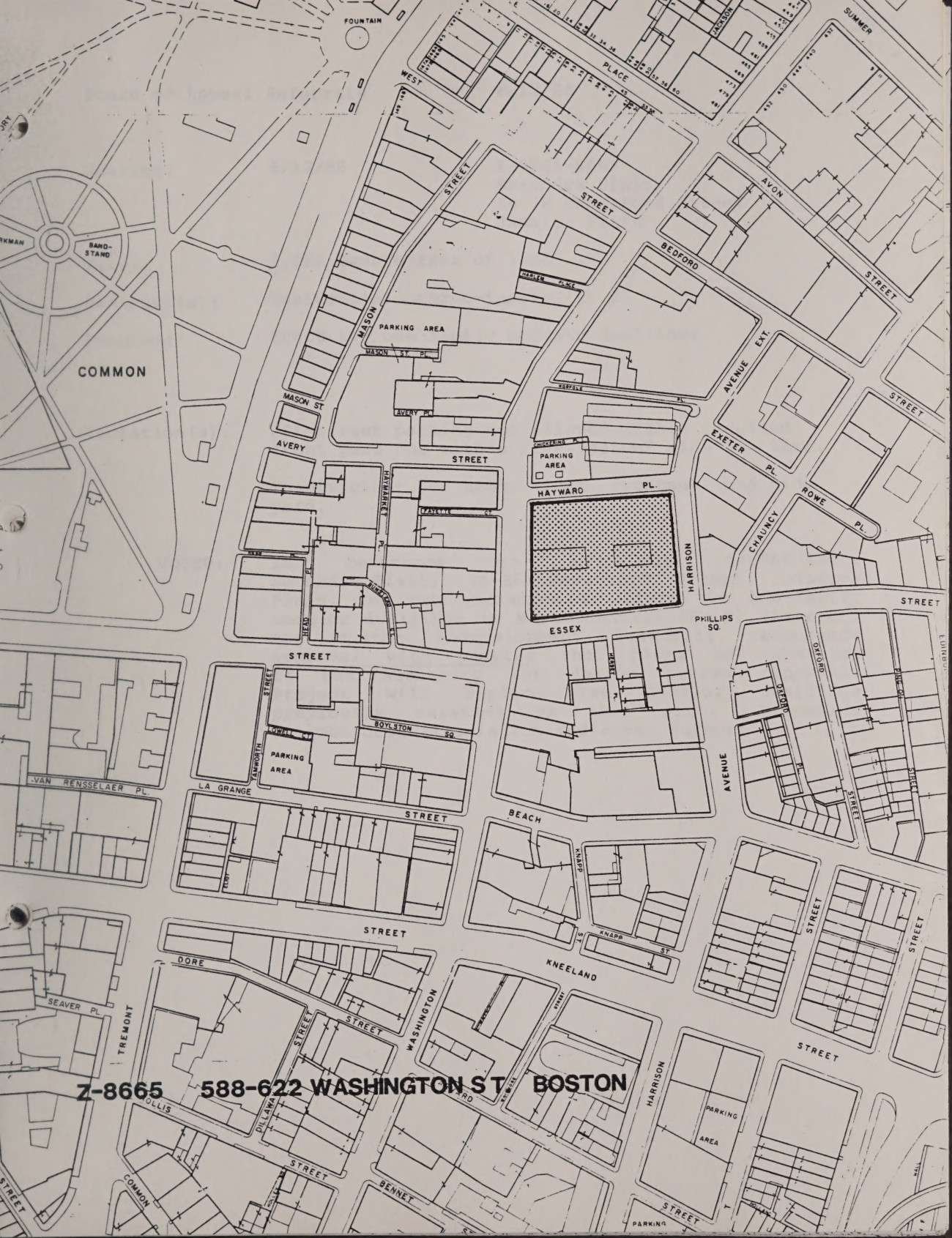
Site: Seven-story structure

District(s): General business (B-10)

Purpose: Change occupancy from theatre, stores, offices,
and restaurant to same uses and doughnut shop.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-8665, 600 Washington
Street Trust, 588-622 Washington Street, Boston,
for conditional use for change of occupancy from
theatre, stores, offices, and restaurant to same
uses and doughnut shop in a general business (B-10)
district, the Boston Redevelopment Authority
recommends approval. Doughnut shop is consistent
with general commercial nature of the area.



Board of Appeal Referrals

6/12/86

Hearing: 6/12/86 Z-8666-8667
Narendra Dixit
36-38 Haverford Street
Jamaica Plain

Site: 3,888 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect two one-family modular dwellings.

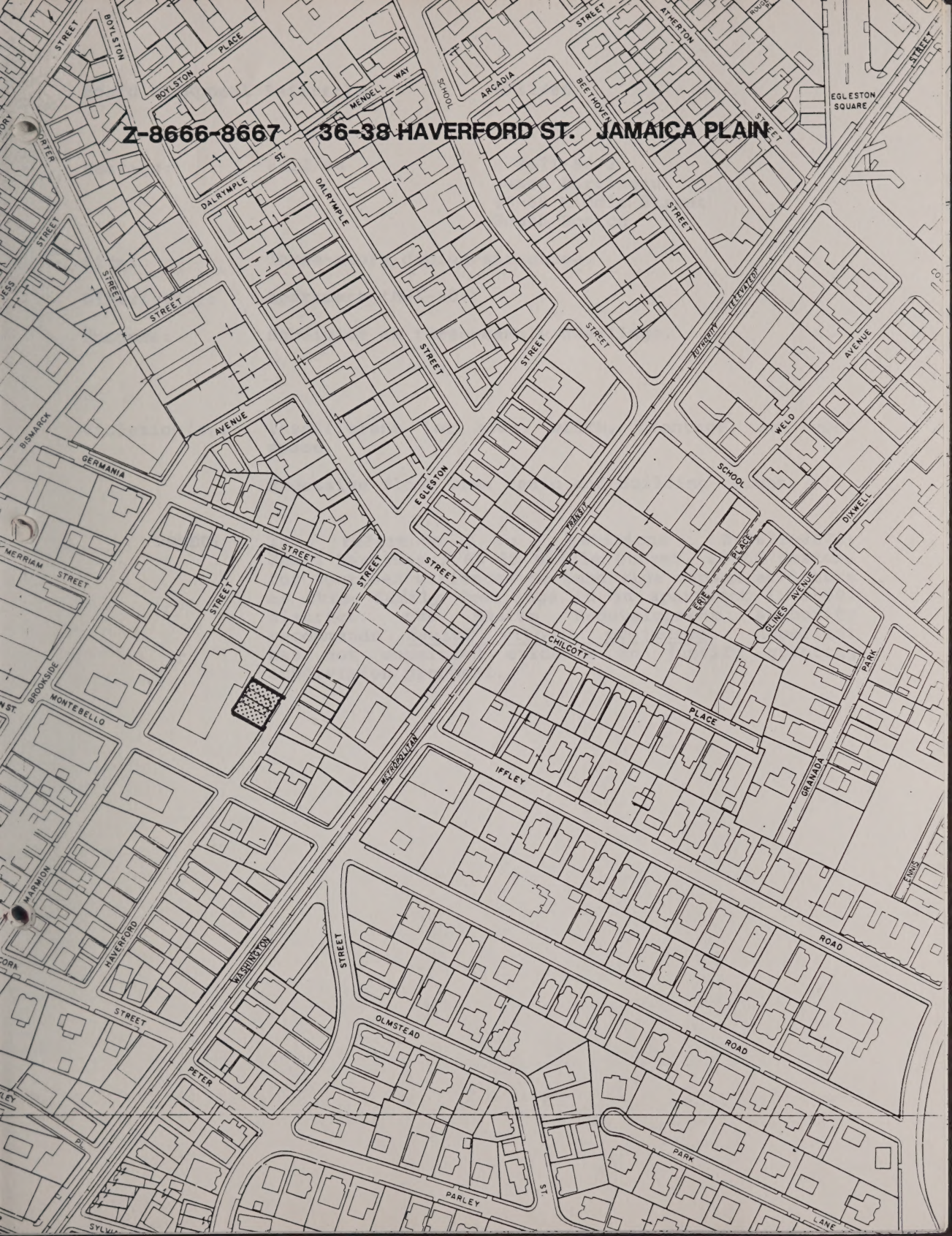
Violation(s): Off-street parking not allowed within required front yard nor within five feet of side lot line.

Insufficient lot area, width, frontage, and side yard.

VOTED: In reference to petitions Z-8666-8667, Narendra Dixit, 36-38 Haverford Street, Jamaica Plain, for ten variances to erect two one-family modular dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Project will replace two similar dwellings previously existing on this site. Brookside Neighborhood Association indicates support.

Z-8666-8667

36-38 HAVERFORD ST. JAMAICA PLAIN



Board of Appeal Referrals

6/12/86

34

Hearing: 6/12/86 Z-8671-8672
James Barrineau
66-68 Middle Street
South Boston

Site: Three-story duplex structure

District(s): Apartment (H-1-50)

Purpose: Subdivide as three-family dwellings.

Violation(s): Insufficient lot area, width, frontage, and open space.

Excessive floor area ratio and building height.

VOTED: In reference to petitions Z-8671-8672, James Barrineau, 66-68 Middle Street, South Boston, for fourteen variances to subdivide duplex structure as three-family dwellings in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial without prejudice. Appellant has not submitted evidence to justify granting subdivision proposal.



Z-8671-8672 66-68 MIDDLE ST. SOUTH BOSTON

Board of Appeal Referrals

6/12/86

Hearing: 6/12/86 Z-8675-8677
Edward Joyce
15-19 Mohawk Street
South Boston

Site: Vacant land

District(s): Local business (L-.5)

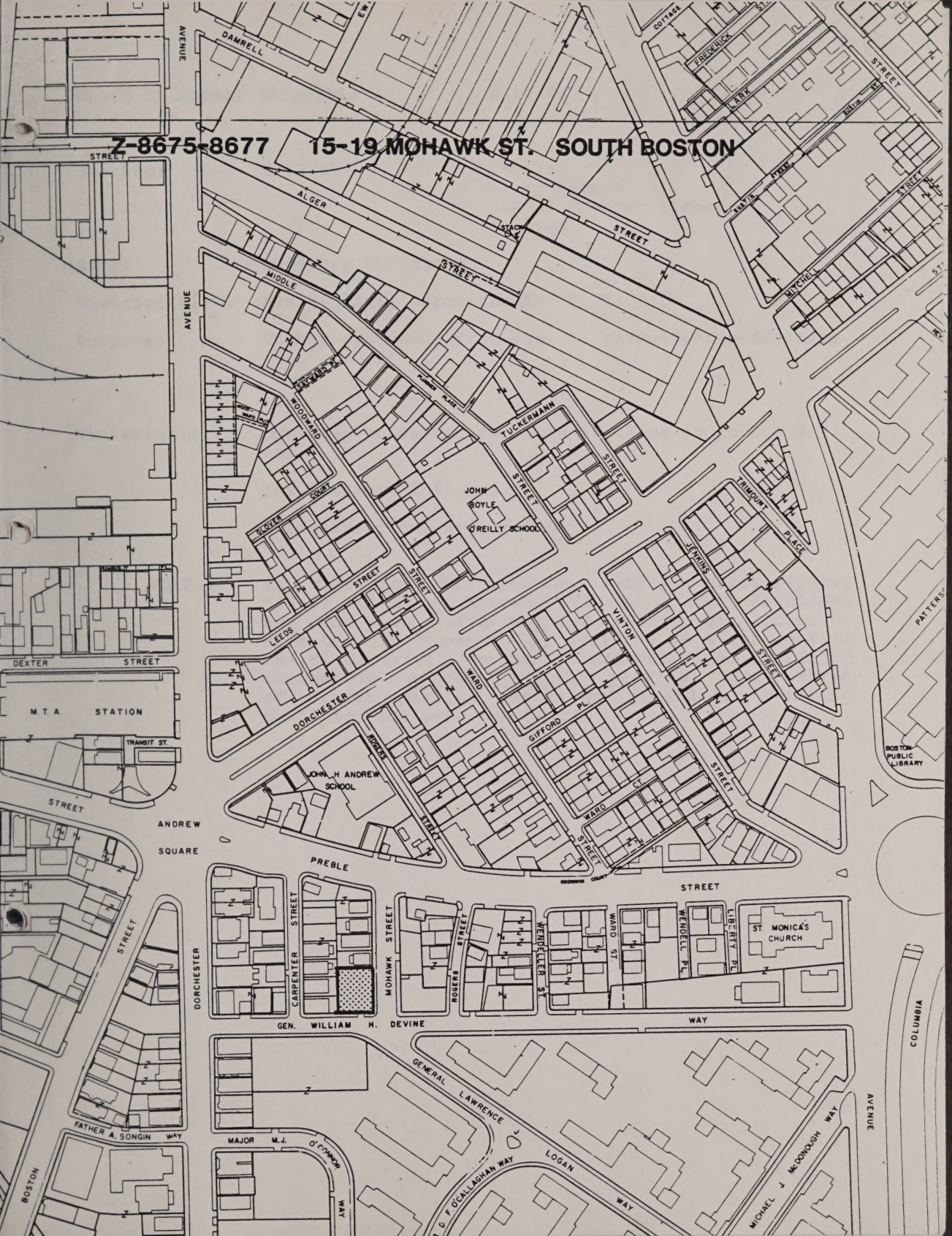
Purpose: Erect three attached modular one-family dwellings.

Violation(s): Insufficient lot area, front yard, and corner
traffic visibility.

Excessive floor area ratio.

VOTED: In reference to petition Z-8675-8677, Edward Joyce, 15-19 Mohawk Street, South Boston, for twelve variances to erect three attached modular one-family dwellings in a local business (L-.5) district, the Boston Redevelopment Authority recommends deferral of hearing. Submitted site plan is inadequate. Appellant should meet with Authority to develop appropriate plan.

Z-8675-8677 15-19 MOHAWK ST. SOUTH BOSTON



Board of Appeal Referrals

6/12/86

Hearing: 6/12/86

Z-8678
Harry Pappas
32A-32 Chester Street
Allston

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

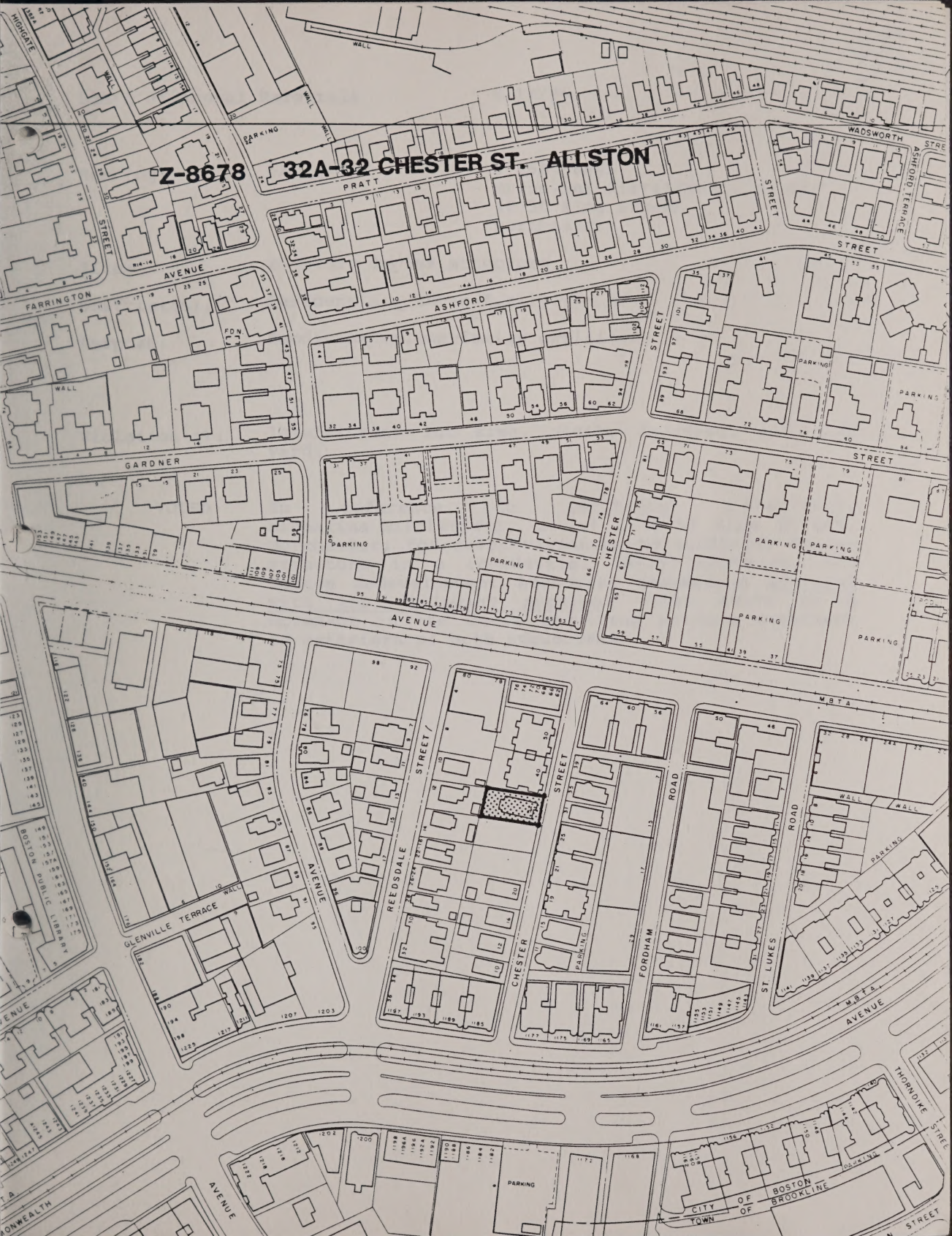
Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petition Z-8678, Harry Pappas, 32A-32 Chester Street, Allston, for forbidden use and two variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that three off-street parking spaces be provided. Existing condition for past ten years.

Z-8678

32A-32 CHESTER ST. ALLSTON



Hearing: 6/12/86 Z-8680-8681
Michelina Birrittieri, et al.
48-50 King Street
Dorchester

Site: 2½-Story duplex structure

District(s): Residential, three-family (R-.8)

Purpose: Subdivide as one-family dwellings.

Violation(s): Insufficient lot area, width, frontage, and side yard.

VOTED: In reference to petitions Z-8680-8681, Michelina Birrittieri, et al., 48-50 King Street, Dorchester, for seven variances to subdivide duplex structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that there be a covenant in the deeds requiring uniform treatment of exteriors of both structures.



Z-8680-8681

48-50 KING ST.

DORCHESTER

Hearing: 6/10/86 Z-8682
Pequot Realty, Inc.
1 Darling Street
Roxbury

Site: 36,055 Square feet of land

District(s): Apartment (H-1)

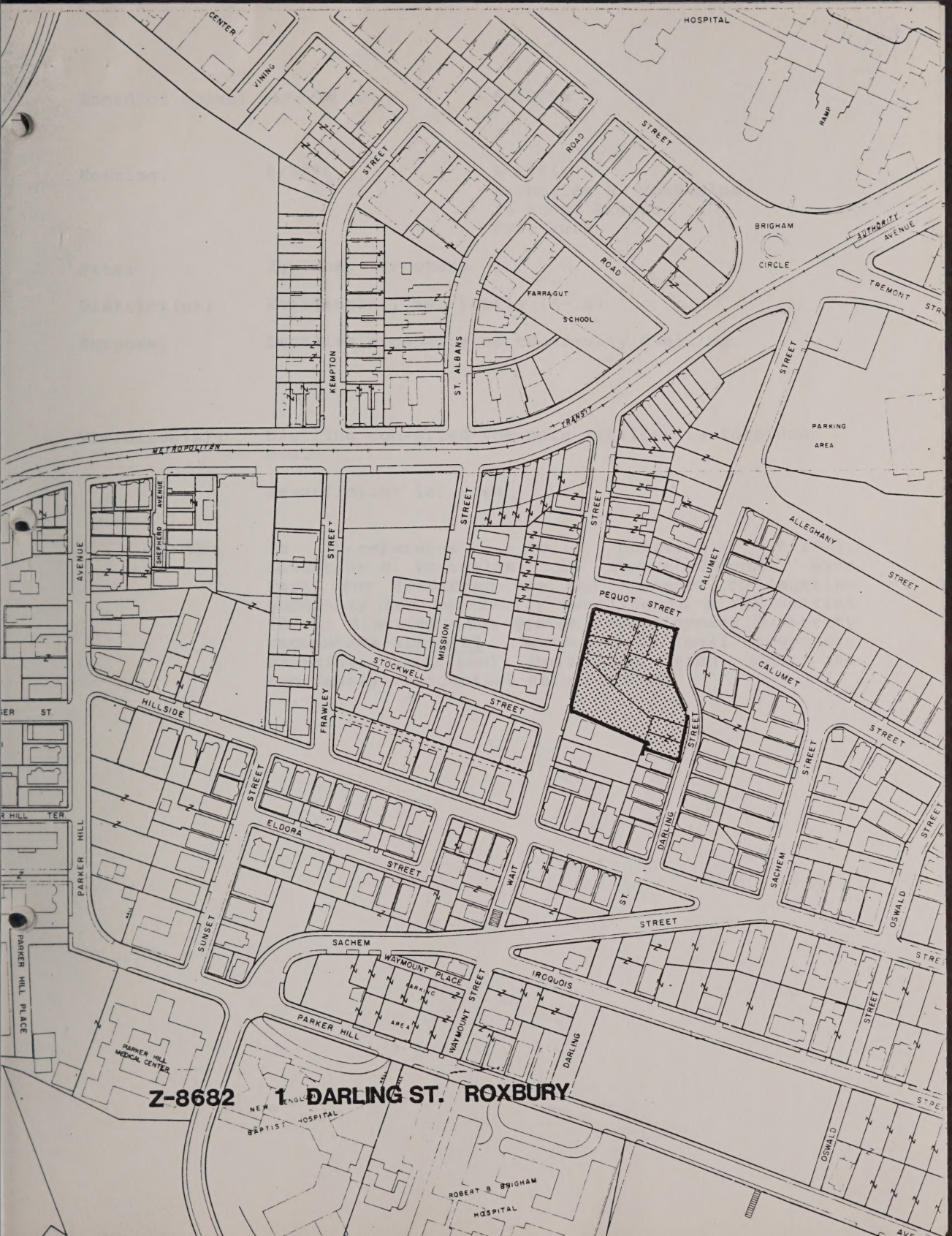
Purpose: Erect five-story 42-unit apartment structure with
coffee shop and underground parking for 38 cars.

Violation(s): Restaurant is forbidden use.

Insufficient lot area.

Excessive floor area ratio.

VOTED: In reference to petition Z-8682, Pequot Realty, Inc., 1 Darling Street, Roxbury, for forbidden use and two variances to erect five-story 42-unit apartment structure with coffee shop and underground parking for 38 cars in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Site contains 36,055 square feet of vacant land. The proposed residential use is desirable. However, the design is not acceptable in its present form. The parking plan needs further revision and review. There are shadow impacts that require mitigation. The project's five-story building not only comes within five feet plus or minus of the adjoining structure but has a negative impact regarding view corridors, light, air, etc. The restaurant use is not acceptable in this location. The community has met with the developer once and there is considerable opposition. While the City needs housing and this is an appropriate location for housing, this project needs much work before it is resubmitted.



Z-8682 1 DARLING ST. ROXBURY

Board of Appeal Referrals

6/12/86

Hearing: 6/3/86 Z-8684
Katherine H. Voutselas
14 Reddy Avenue
Hyde Park

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area.

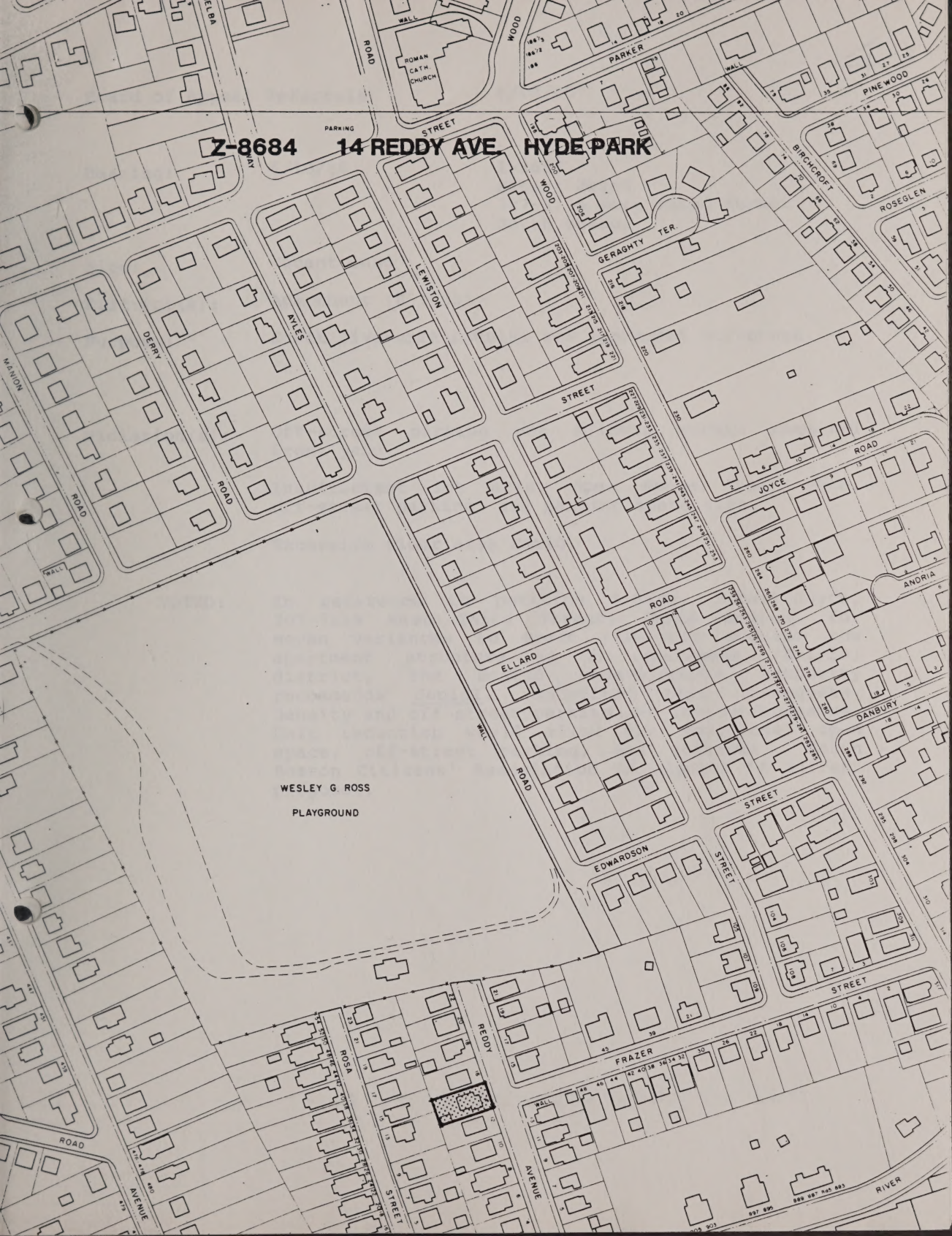
VOTED: In reference to petition Z-8684,
Katherine H. Voutselas, 14 Reddy Avenue, Hyde
Park, for forbidden use and variance to legalize
occupancy for two-family dwelling in a residential
(R-.5) district, the Boston Redevelopment Authority
recommends approval. No record of legal occupancy.
Existing condition; consistent with one- and
two-family residential neighborhood.

Z-8684

14 REDDY AVE.

HYDE PARK

WESLEY G. ROSS
PLAYGROUND



Hearing: 6/10/86 Z-8685
Robert Joyce
307-311A West Third Street
South Boston

Site: Vacant land

District(s): Apartment (H-1-50)

Purpose: Erect five-unit modular row apartment structure.

Violation(s): Off-street parking not allowed within required front yard.

Insufficient lot area, open space, rear yard, off-street parking, and parking space size.

Excessive floor area ratio.

VOTED: In reference to petition Z-8685, Robert Joyce, 307-311A West Third Street, South Boston, for seven variances to erect five-unit modular row apartment structure in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Submitted plan inadequate. Density and off-street parking are serious concerns. Unit reduction would allow for additional open space, off-street parking, and setbacks. South Boston Citizens' Association is opposed to current proposal.



Z-8685

307-311 WEST THIRD ST.

SOUTH BOSTON

Board of Appeal Referrals

6/12/86

41

Hearing: 6/10/86 Z-8706-8707
Robert Julier
97B-99 Calumet Street
Roxbury

Site: 3- and 3½-Story structures

District(s): Apartment (H-1)

Purpose: Subdivide as two three-family dwellings.

Violation(s): Insufficient lot area, width, frontage, open space,
front, side, and rear yards.

Excessive floor area ratio.

VOTED: In reference to petitions Z-8706-8707,
Robert Julier, 97B-99 Calumet Street, Roxbury,
for thirteen variances to subdivide three-family
dwellings in an apartment (H-1) district, the
Boston Redevelopment Authority recommends denial
without prejudice. Appellant has not submitted
evidence to justify granting subdivision proposal.

Z-8706-07

97B-97 CALUMET ST.

ROXBURY



Z-8706-07

97B-97 CALUMET ST. ROXBURY

Board of Appeal Referrals

6/12/86

Hearing: 6/12/86 Z-8740
Mary Ellen McHale
246 Park Street
Dorchester

Site: 4,329 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect one-family modular dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-8740, Mary Ellen McHale, 246 Park Street, Dorchester, for variance to erect one-family modular dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Lot area, width, and side yard (one foot) deficiencies are minimal.



Z-8740 246 PARK ST. DORCHESTER

Board of Appeal Referrals

6/12/86

43

Hearing: 6/3/86 Z-8747
Wanpen Janachi
20-26 Charles Street
Boston

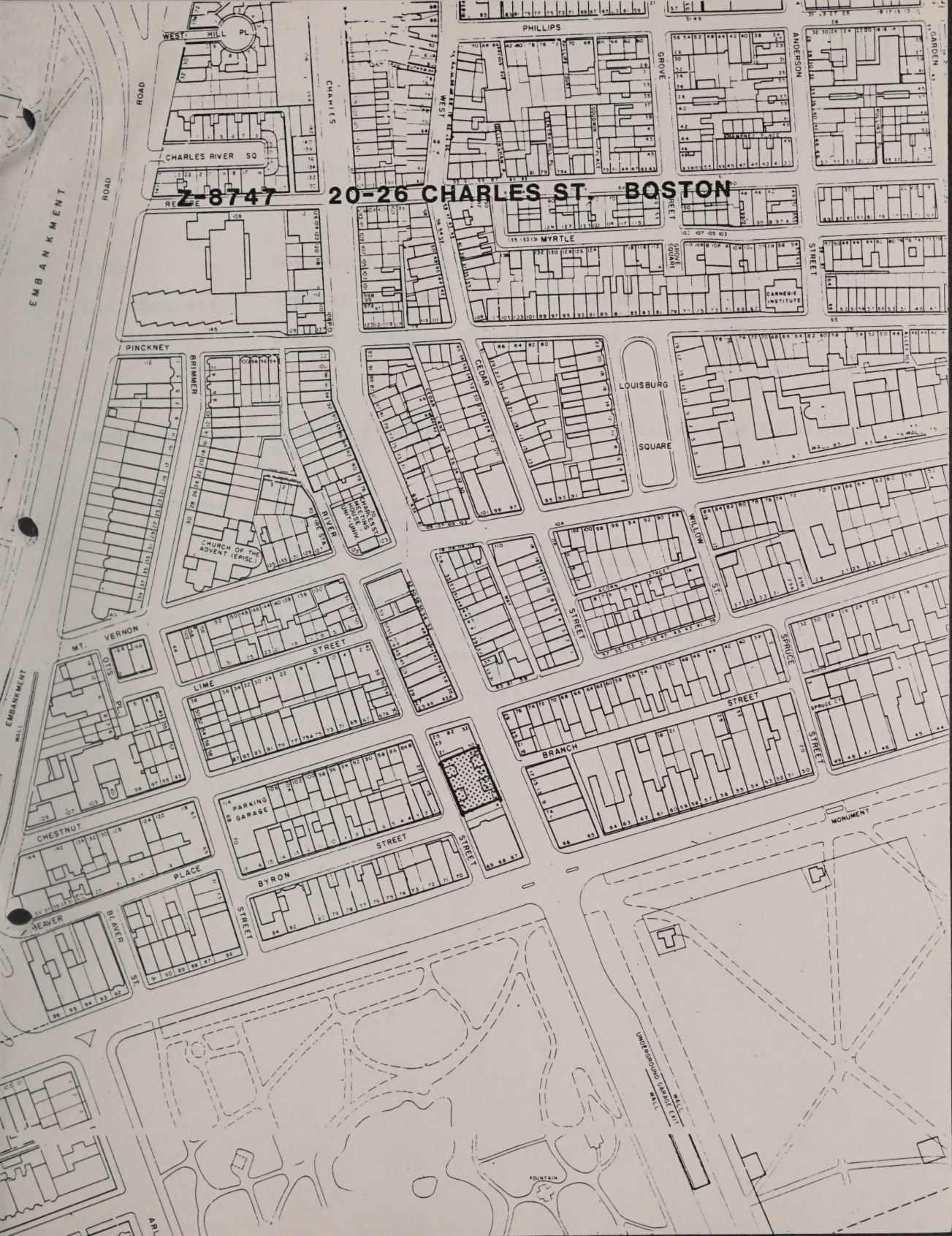
Site: Eight-story structure

District(s): Local business (L-2-65)

Purpose: Change occupancy from administrative offices and retail stores to same uses, retail cafe, and restaurant.

Violation(s): Take-out and eat-in restaurants are conditional uses.

VOTED: In reference to petition Z-8747, Wanpen Janachi, 20-26 Charles Street, Boston, for two conditional uses for change of occupancy from administrative offices and retail stores to same uses and retail cafe and restaurant in a local business (L-2-65) district, the Boston Redevelopment Authority recommends approval. Cafe-restaurant consistent with local business uses in the area. Seating for 42 patrons. No exterior alterations. Beacon Hill Civic Association is not opposed.



Z-8747

20-26 CHARLES ST, BOSTON

Board of Appeal Referrals

6/12/86

Hearing: 6/12/86 Z-8757
Robert G. Greeley
170-180 Hampden Street
Roxbury

Site: One-story structure

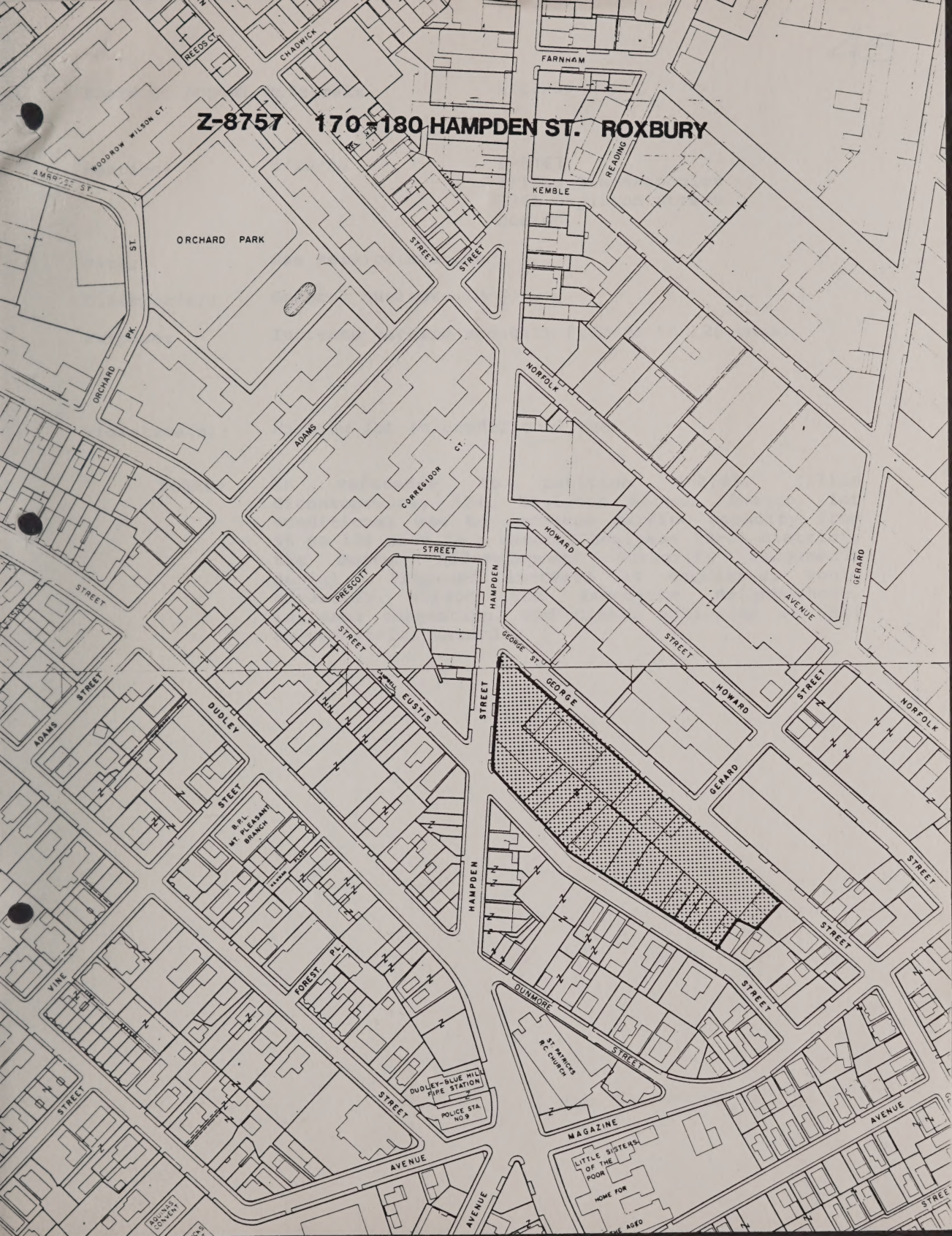
District(s): General business (B-1) and Manufacturing (M-2)

Purpose: Store, repair, and clean refuse containers.

Violation(s): Outdoor storage of uncleaned containers is forbidden use.

VOTED: In reference to petition Z-8757, Robert G. Greeley, 170-180 Hampden Street, Roxbury, for forbidden use to store, repair, and clean refuse containers in a manufacturing (M-2) and general business (B-1) districts, the Boston Redevelopment Authority recommends denial. Site is proximate to Orchard Park Housing Development. Use would be offensive, hazardous, and environmentally damaging. Further, it would increase traffic congestion and intensify refuse-related activities in this mixed residential-commercial community.

Z-8757 170-180 HAMPDEN ST. ROXBURY



Board of Appeal Referrals

6/12/86

45

Hearing: 6/10/86 Z-8763
Illias Gianakopoulos
1241 Boylston Street
Boston

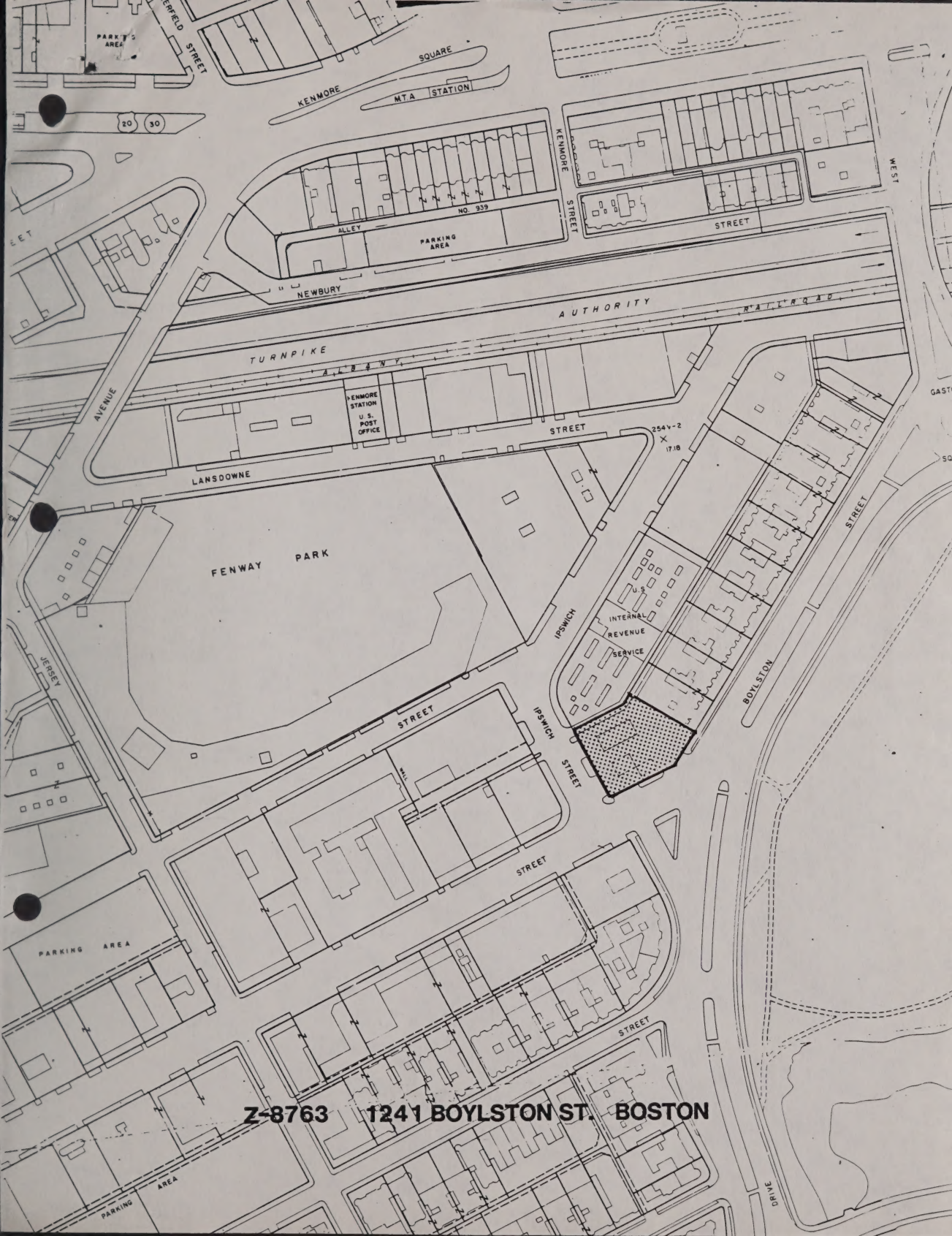
Site: Gas service station

District(s): General business (B-2)

Purpose: Increase parking capacity from 95 to 120 cars.

Violation(s): Parking lot is conditional use.

VOTED: In reference to petition Z-8763, Illias Gianakopoulos, 1241 Boylston Street, Boston, for conditional use to increase parking capacity from 95 to 120 cars in a general business (B-2) district, the Boston Redevelopment Authority recommends denial. Proposed increase is excessive, would adversely affect the immediate neighborhood, increase congestion, and create vehicular as well as pedestrian hazards.



Z-8763 1241 BOYLSTON ST. BOSTON